

# APPENDICES



# APPENDIX A

## Summary of Goals, Objectives and Strategies

## **Plan Section Summary of Goals, Objectives and Strategies**

This Appendix shows how the goals and objectives found in each of the plan sections of the Master Plan build on each other to inform the specific actions suggested in the Section X of the Plan. The goals and objectives should continue to serve as guidelines to assure all issues are addressed.

Action Strategy Timeline:

(I): Immediate Action Strategy

(P): Priority Action Strategy

(S): Secondary Action Strategy

(O): On-going Action Strategy

### **II. A Glimpse Inside Egremont – Historic Resources**

*Preserve and promote protection of historic resources.*

- ❖ In addition to historic properties, preserve the historic context and scale of the community.
- ❖ Investigate ways of preserving historic buildings in their historic locations.
- ❖ Encourage any new development to be consistent with surrounding historic character.
- ◆ **Conduct a town-wide inventory of historic and cultural resources (I).**
- ◆ **Create regulations that delay demolition or severe alteration of resources until proper review is conducted (I).**
- ◆ **Create a guide to historic properties and make it available to the public (S).**
- ◆ **Investigate incentives for property owners who continue to maintain the historic character of buildings in the villages (S).**

### **III. Public Facilities and Fiscal Conditions**

*Maintain adequate and cost-effective Town facilities and services.*

- ❖ Develop a Cost of Services plan that show how different types of land use affect the cost of services in the town and therefore the tax rate.
- ❖ Provide for orderly and cost-effective repair, replacement and extensions to facilities where appropriate and necessary for public health, safety and welfare.
- ❖ Pursue funding sources to assist the Town with repairs, upgrades and new construction of community services and facilities.
- ◆ **Determine how growth and various types of development affect community services (S).**
- ◆ **Determine costs and benefits of various municipal programs and services (O).**
- ◆ **Institute a long-range planning program for evaluating revenues and expenditures (O).**
- ◆ **Investigate costs of providing services to areas outside Egremont (O).**

#### **IV. Housing Supply and Cost**

*Allow a variety of housing options that meet the needs of Egremont residents, are in scale with community character, and minimize the effects of growth in the town.*

- ❖ Conduct an in-depth housing needs inventory showing the availability of housing for Egremont residents of all income levels.
- ❖ Investigate opportunities to meet the needs of Egremont residents with a variety of housing options.
- ❖ Investigate possibility of senior housing, including the conversion of large houses in villages to senior housing for Egremont residents.
- ❖ In open space areas, especially agricultural areas, develop regulatory tools and incentives to minimize development impacts.
  - ◆ **Form a local housing study committee (P).**
  - ◆ **Conduct an in depth housing needs inventory (P).**
  - ◆ **Develop zoning regulations of incentive programs that provide housing for different categories and income levels, such as seniors, first time homebuyers, etc (P).**

#### **V. Economic Factors**

*Maintain the balance between residential and commercial uses, protecting the rural character of the tow, avoiding commercial sprawl, and offering appropriate services and conveniences for residents and seasonal visitors.*

- ❖ Continue to limit new commercial development to compatible low-impact agriculture, retail and service-oriented businesses.
- ❖ Provide mechanisms for local businesses to remain sustainable as well as opportunities for any new business growth to occur primarily in the villages.
- ❖ In the rural areas outside the villages, develop a mechanism for allowing a limited number of home-based businesses which are low-impact and compatible with the scale and character of the community, to be approved by special permit guided by measured standards.
- ❖ Investigate and define home occupations to be allowed by-right throughout the town.
- ❖ As an alternative to conventional growth, investigate incentive mechanisms for preserving large undeveloped parcels from being intensely developed by allowing low impact, low density uses such as high tech business uses and cluster housing, with large buffer areas to insulate their impacts from surrounding users.
  - ◆ **Create zoning bylaws that address the unique land use needs for the north and south village areas. Include such items as lot size, intensity of uses, densities, mixed uses, parking, run-off controls, residential uses, commercial uses, home occupations, etc. (P)**
  - ◆ **Investigate mechanisms for addressing commercial use of land through by-right home occupations; special permit with measured standards for other low-impact home-based businesses on a low-density basis in the rural areas; and for other**

**businesses to be located mainly in the villages in balance with residential uses in the villages. (P)**

## **VI. Transportation and Mobility**

*Protect and preserve the rural character of Egremont's roads, while maintaining a safe, economical, and efficient transportation system suitable to the scale of the Town.*

- ❖ Consider long-term infrastructure needs for all transportation modes.
- ❖ Minimize environmental impacts of roadwork and maintenance where possible.
- ❖ Investigate convenient and safe options for traffic flow on rural and village roads.
- ❖ Recognize and encourage the use of main roads for heavy local and through transportation and other roads for lower impact purposes such as local access and recreation.
- ❖ Develop a mechanism for monitoring changes in the towns of Mt. Washington and Alford, the state of New York, and other neighboring areas which have their major access through Egremont and which would impact Egremont's roads.
- ❖ Investigate criteria for performance standards for all driveways and a bylaw for shared driveways, specifically addressing public safety concerns without promoting more growth in town.
- ❖ Review the existing subdivision regulations as to design standards for subdivision roads to provide a balance between safety and uses appropriate to the town's character.

- ◆ **Create criteria for performance standards for reviewing new driveway constructions (P).**
- ◆ **Investigate the creation of a bylaw for shared or common driveways (P).**
- ◆ **Create a process involving local residents for reviewing all proposed paving of unpaved roads and all road widenings (I).**
- ◆ **Update subdivision regulations (S).**

## **VII. Natural Resources, Open Space, Watersheds, and Recreational Resources**

*Preserve aesthetically and environmentally sensitive areas and water supplies.*

- ❖ Prioritize scenic areas, with strong consideration of other open space values.
- ❖ Protect mountain ranges and steep slopes from inappropriate development.
- ❖ Protect and improve the water quality of streams, rivers, lakes and ponds.
- ❖ Identify and mitigate stormwater runoff problems on town and private lands.
- ❖ Develop a long-range drinking water management program.
- ❖ Study and improve road management land use practices within watershed protection areas.
- ❖ Develop standards for minimizing light and sound pollution in all areas of town, especially with commercial users.
- ❖ Implement the Action Plan in Egremont's Open Space and Recreation Plan.

- ◆ **Create an inventory of historic, landmark trees and develop an on-going tree protection and maintenance program (I).**
- ◆ **Develop standards that address air, light and sound standards (P).**

- ◆ Undertake an analysis of the long-term impacts to the watershed, surface and groundwater areas from source and non-point source pollution (including stormwater and wastewater) (S).
- ◆ Determine best management practices for maintaining and preserving environmental and water quality (S).
- ◆ Routinely update the map that shows protected and non-protected open space as well as priority areas for future protection (Community Preservation Act) (O).
- ◆ Research funding techniques to promote and/or purchase development right on sensitive land areas (O).
- ◆ Implement action strategies of the Egremont Open Space Plan (O).

## VIII. Land Use and Development Patterns

*Retain the rural and historic quality of the North Egremont Village.*

- ❖ Modify zoning to be consistent with existing development patterns.
- ❖ Support local regulations that promote appropriate scale, density and style of the structures and lots in the village areas.
- ❖ Encourage rural resource conservation in conjunction with any new development.
- ❖ Investigate incentives for maintaining the historic buildings and scale of the village.

*Preserve North Egremont's village center by supporting small-scale services which serve local needs and function as a village gathering point.*

- ❖ Work to retain residential conveniences in the village, such as the post office and general store.
- ❖ Investigate ways and opportunities for increased small-scale community gathering locations.
- ❖ Encourage neighborhood action committees to work on local issues.

*Preserve health and safety in North Egremont Village, including water quality, pedestrian safety and traffic control.*

- ❖ Investigate current wastewater and drinking water issues and coordinate among municipal departments to resolve these issues.
- ❖ Use traffic calming methods and place markers to designate North Egremont village as a higher density village area, in order to decrease traffic speeds and increase pedestrian safety.

*Maintain the scale, distinctive historic character and the natural attributes of South Egremont Village.*

- ❖ Identify the south village as a unique and historic area distinct from the rest of the Town.
- ❖ Provide mechanisms to preserve the mix of uses and contextual appearances, density and scale.

*Preserve the residential character of the south village by maintaining a balance of commercial and residential uses.*

- ❖ Explore ways to preserve the residential nature of the village by preventing commercial real estate values from overpowering residential uses.
- ❖ Regulate commercial signage and lighting to be in balance with the residential uses in the area and the historic character of the village.

*Promote South Egremont as a walking village with a community feel.*

- ❖ Make the village a pedestrian-oriented area that provides for safe access to and around the village, including traffic calming measures to enhance pedestrian safety.
- ❖ Limit the disorganized vehicular traffic in the village resulting from improper and chaotic highway access patterns, including using adequate curb cuts and appropriate markings.
- ❖ Promote continuous sidewalks, with increased grassy areas and other vegetation to make Rte. 23 in the village feel more like a main street and less of an open highway.

*Promote improvements to the environmental health and safety of South Egremont village.*

- ❖ Work towards identifying and providing residents and business owners with safe water and proper mechanisms for wastewater disposal.
- ❖ Provide information to residents and business owners as to best practices to preserve and protect natural resources.
- ❖ Eliminate unnecessary signage to enhance the effectiveness of critical road signs.

*Encourage preservation of open spaces of all types for their scenic values, including agricultural, forest lands, meadows, open fields, ridge tops and wetlands.*

- ❖ Determine what financial and organizational resources are available to aid in preservation and conservation, including the Community Preservation Act.

*Encourage ways to minimize the visual impact of any development in the rural areas to preserve the rural character of the town.*

- ❖ Investigate regulations and incentives for buffering and shielding new development to preserve rural character.
- ❖ Encourage any new site development to conform to the least intrusive type of construction methods in order to preserve scenic and natural character in the rural areas.

*Preserve the rural character and scale of the town, including roadways, historic sites and low housing density.*

- ❖ Adopt tools that encourage the preservation of open space as part of any new development proposal.
- ❖ Protect open spaces valued by the community, particularly lands that contribute greatly to views along scenic roads.
- ❖ Work to protect large undeveloped forest, meadow, ridgeline and farm tracts.

*Where growth occurs in the rural areas, it should be residential, allowing other uses only if they are low impact and in keeping with the residential and open space character.*



- ❖ Investigate variable frontage requirements combined with increased acreage or dedicated open space as a means to reduce overall density of new development and preserve open space.
- ❖ Use regulatory tools and incentives, such as cluster development, to preserve open space.
- ❖ Provide in the bylaws clear limits on development and especially commercial-type developments outside the village centers.

*Address the special needs of the high density development area on the west side of Prospect Lake.*

- ❖ Create an overlay district to include Lakeside Drive and Second Street.
  - ❖ Develop a zoning bylaw to keep the small cottage character of the community and to minimize environmental impacts, addressing issues such as lot coverage, height standards, and setbacks.
  - ❖ Investigate options for resolving existing wastewater management and water supply problems and prevent new ones from occurring.
  - ❖ Protect and improve water quality in Prospect Lake to keep it available for recreational uses.
- ◆ **Adopt regulations, similar to the Scenic Mountain Act, that limits the amount of construction in these sensitive areas (I).**
  - ◆ **Create zoning bylaws that address the unique land use needs for the north and south village areas. Include such items as lot size, intensity of uses, densities, mixed uses, parking, run off controls, residential uses, commercial uses, home occupations, etc (P).**
  - ◆ **Investigate mechanisms to retain scenic qualities of rural areas and promote greater open space (i.e. set backs, lots coverage, resource protection overlay zones, cluster zoning, etc.) (P).**
  - ◆ **Initiate a formal site plan review process for projects requiring a special permit (P).**
  - ◆ **Determine applicability of performance standards for development projects (P).**
  - ◆ **Review Subdivision Controls as to design standards to provide a balance between safety and design appropriate to the town's character.**

## **IX. Regional Issues**

*The following is a list of items that the Towns of Egremont and Mt. Washington have agreed on in order to improve their regional planning practices.*

- ❖ Institute a formal annual meeting schedule for the review of all common issues, including topics related to management, policy and budget for shared community services.
  - ❖ Develop a process for noticing each other on board and commission public meetings especially in cases involving regionally-significant projects.
  - ❖ Provide each other with copies of proposed zoning bylaw updates and amendments.
  - ❖ Encourage on-going discussion and participation on projects that have cross-town and/or regional significance.
- ◆ **Conduct regional meetings with abutting towns (O).**

- ◆ **Routinely share information on special projects (O).**
- ◆ **Hold, at a minimum, annual meetings to review planning activities and discuss best practices (O).**

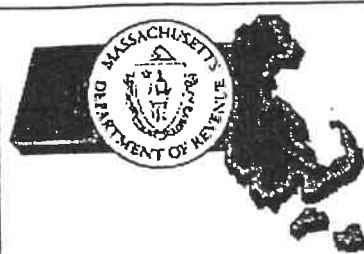
## **X. Strategies for the Future**

*Routinely update and act on on-going Administration tasks.*

- ◆ **Create a formalized system to regularly address the Selectboard on Town's progress in implementing the Master Plan (O).**
- ◆ **Monitor implementation of Master Plan through an oversight Planning Committee (O).**
- ◆ **Institute a process for zoning enforcement (O).**

# APPENDIX B

## At-a-Glance Report



Commonwealth of  
Massachusetts  
Department of Revenue  
**DIVISION OF LOCAL  
SERVICES**  
Municipal Data Bank

Rick Kingsley - Bureau  
Chief  
Lisa Juskiewicz - Data  
Bank Director  
Questions about the data:  
Dora Brown - 617-626-2360  
Debbie Ferlito - 617-626-  
2358

Report Criteria: Selected Communities

*At A Glance Report for EGREMONT - (As of 08/17/01)*

<b>Socioeconomic</b>	
County	BERKSHIRE
Kind of Community	Resort Retirement Artistic
School Structure	Non-Operating
Regional Schools	•SOUTHERN BERKSHIRE
Form of Government	•Selectmen •Administrative Assistant •Open Town Meeting
2000 Population	1,345
1999 Labor Force	744
1989 Per Capita Income	17,752
Population Per Square Mile	72
1999 Unemployment Rate	1.9
2000 EQV Per Capita	157,311
Moody's Bond Rating (As of 4/05/01)	N/A

**FY2001 Cherry Sheet  
Estimated State Aid**

Education Aid	0
General Government	128,212
Total Receipts	128,212
Total Assessments	5,375
Net State Aid	122,837

FY01 Tax Classification	Tax Rate	Tax Levy	Assessed Values
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Residential	9.38	1,891,704	201,674,225
Open Space			
Commercial	9.38	105,649	11,263,225
Industrial			
Personal Property	9.38	53,208	5,672,485
Total		2,050,561	218,609,935

FY01 Revenue Sources		Percent of Total
Tax Levy	2,050,561	74.6
State Aid	128,212	4.7
Local Receipts	380,042	13.8
Other Available	189,659	6.9
Total	2,748,474	

FY01 Proposition 2 1/2 Levy Capacity	
New Growth	52,738
Override	
Debt Exclusion	287,357
Levy Limit	2,412,725
Excess Capacity	362,164
Ceiling	5,465,248
Override Capacity	3,339,880

Reserves		Revaluation	
7/1/2000 Free Cash	147,831	Most Recent	0
FY01 Overlay Reserve	30,955	Next Scheduled	0
FY00 Stabilization Fund	52,614		

FY01 Average Single Family Tax Bill	
Number of Single Family Parcels	680
Assessed Value of Single Family	159,977,200
Average Single Family Tax Bill	2,207

# FY00 Schedule A - Actual Revenues and Expenditures

	General Fund	Special Revenue	Capital Projects	Enterprise Fund	Trust Revenue	Total All Funds
Revenues	2,587,181	146,835	2,533,276	148,060	11,727	5,427,079
Expenditures	2,469,694	100,542	3,103,885	103,557	4,950	5,782,628
Police	193,521					193,521
Fire	74,343					74,343
Education	1,166,231	0				1,166,231
Public Works	531,702		3,103,885	103,557		3,739,144
All Other	503,897	100,542			4,950	609,389

# APPENDIX C

## Build-out Analysis





# REPORT ON POTENTIAL BUILD-OUT OF EGREMONT, MASSACHUSETTS

January 26, 2000

(DRAFT)

Prepared for the Town of Egremont and  
The Massachusetts Executive Office of Environmental Affairs

By the Berkshire Regional Planning Commission

## INTRODUCTION

A buildout analysis is a broad estimate of the maximum potential development that could occur in a community based on existing land use, environmental constraints, and current zoning and land use regulations. It provides a forecast of the maximum number of new homes and square footage of commercial floor space that could be developed over time. This information is used to project future demands on public infrastructure and the environment such as water use, municipal solid waste, school enrollment, and transportation.

In rural communities such as Egremont that have a large amount of undeveloped land, a full buildout analysis will usually show a high amount of potential growth. A buildout analysis does not try to predict when, or even if, maximum buildout will occur and does not try to predict or model demand. The buildout is a generalized planning tool that uses many variables and assumptions. A major purpose of this analysis is to help communities think about future growth and stimulate the process of planning for that growth. This buildout analysis of the town of Egremont is part of a project funded by the Massachusetts Executive Office of Environmental Affairs that will result in buildout analyses for each of the 351 towns and cities in the Commonwealth.

## SETTING

The town of Egremont is located in the southwest section of the state and Berkshire County. It is a heavily forested rural community with many wetlands, streams and ponds and a high percentage (for a Massachusetts community) of agricultural land in crop or pasture use. Its location in the southern Berkshires, its rural character and outdoor recreation opportunities have long made Egremont a popular location for vacationers and second homeowners, particularly from the New York City metropolitan area. The town is primarily residential in nature, with little commercial development and industry aside from tourism. The town has two historic districts covering the South and North Egremont villages.

Egremont has a population of over 1,200 year-round residents. The town has experienced a relatively stable population in recent decades, although second home development has continued. The largest concentration of residential development in town is in and around the South Egremont Village, although a significant and an increasing percentage of residential units are scattered through town. Otherwise development is mostly single family homes on various size lots along existing roadways, with some well set back on private driveways. Still, less than 10% of the total area of the town is considered developed. Recent BRPC population projections suggest that Egremont could experience 25% population growth from 2000 to 2020.

Approximately 2,714 acres, or 22.5% of the total area of the town, is permanently protected open space. This includes Jug End Reservation and much land nearby, Appalachian Trail segments, and portions of Baldwin Hill. Egremont is in the process of

updating its Open Space and Recreation Plan and creating its first Comprehensive Master Plan building in part on previous growth plans.

## BUILDOUT METHODOLOGY

The first step of the buildout analysis involves identifying all potentially developable land in the community. This was accomplished by first identifying land that is not considered developable, including land which is already developed, approved for development, permanently protected, or has environmental features or regulations which make development highly unlikely. The developed land data is from the 1985 University of Massachusetts Resource Mapping Project (MacConnell Land Use Layer) updated by BRPC working with the community. The following land use categories were classified as developed: residential, commercial, industrial, transportation, spectator and water based recreation, and waste disposal. Developed municipal lands, such as cemeteries, schools, parks and public facilities were also considered developed. The Catamount ski area, primarily composed of steep slopes, was removed to adjust for missing slope information (it is in a New York state sub-watershed).

The results of this process are illustrated on **Map 1: Zoning and Absolute Constraints**. For the town of Egremont, the identified absolute constraints include:

- Water bodies
- 100 ft. River Protection Act buffer around perennial streams
- Zone I of public water supply wells
- Permanently protected open space and municipal lands
- Slopes greater than 25%
- Wetlands
  - USGS
  - UMass Land Use (MacConnell)
  - Misc. Other Wetlands (local sources, National Wetlands Inventory)

Land that falls within these absolute constraint categories is not considered developable for the purpose of the buildout. The remaining land in the town is considered developable and was included in the calculations for future potential development. However, much of this remaining developable land includes various **partial constraints**, which would limit maximum development.

**Map 2: Developable Lands and Partial Constraints** shows potentially developable land with some type of condition which would most likely limit development. Partially constrained land is shown by patterned overlays. Based upon local input, a rough build factor of 50% was estimated for all partial constraints listed below:

### Partial Constraint

- 100 ft. buffer around wetlands
- River Protection Act 100-200' buffer around perennial streams
- Slopes between 15 - 25%
- 100-year floodplain

- **Multiple Constraint Areas**

Due to each of the above factors, a parcel of land to be subdivided might not produce the maximum density yield allowed. For example land that might produce 4 lots meeting minimum size requirements may actually only produce 2 lots on average when the land is generally 15%-25% slope (note: the information is only generally accurate). This situation would constitute a 50% build factor.

BRPC's Geographic Information System (GIS) has the ability to calculate the area of developable land with and without partial development constraints. The results are shown on the attached **Table 1: Potentially Developable Land in Egremont**.

Once the area of developable land was determined, buildout calculations were performed after a review of the town's zoning by-laws.

#### **ZONING AND REGULATORY FACTORS**

The entire town of Egremont is comprised of one base zoning district, the Residential/Agricultural district. Land in the Jug End overlay district is now entirely permanently protected. Although there are some non-residential uses, they are mostly allowed by special permitting while single family residential development and two-family dwellings are allowed by right. Minimum lot size is one acre for single family and two acres for two-family. Multi-family development requires a special permit from the Planning Board. The frontage requirement is 150 feet. The minimum subdivision right-of-way width used to calculate additional new roadways at buildout is 50 feet.

The town has Floodplain Regulations that limit residential development in flood hazard areas and a significant portion of land that is designated as an Area of Critical Environmental Concern (ACEC).

To calculate residential buildout, a multiplier was determined to relate the raw land acreage to the potential number of house lots that could be developed from that raw acreage. The multiplier considers the minimum frontage requirement, minimum right-of-way width and minimum lot size. Once reductions from the raw land acreage for new subdivision roads and odd lot configurations were made, the remaining acreage was then divided by the minimum lot size to yield the maximum number of new building lots.

After determining the number of potential building lots, additional calculations were performed to estimate the number of new houses, the number of additional residents, future water use, municipal solid waste, new students attending public schools and additional mileage of new roads. The results are shown on **Table 2: Residential Buildout for Egremont** (also shown on **Map 2**). For further information on the buildout methodology, contact BRPC.

## SUMMARY AND COMMENTARY

Once again it is important to stress that the buildout analysis is meant to be a generalized planning tool to help communities think about future growth. It is not meant to be a prediction of when, or even if, maximum buildout will actually occur.

After taking into consideration current land use and absolute and partial development constraints, according to the buildout methodology employed, the town of Egremont has approximately 5,957 acres of potentially developable land, which is 49% of the total area of the town. Conceptually, if this land were developed to the maximum allowed by zoning, it would result in 4,885 new housing units. Conceptually, at maximum buildout, the population of Egremont would be about 12,584, about 10 times what it is today. Based on current and historic development trends within the town, it is highly unlikely that this maximum buildout scenario will ever happen.

A major weakness of this buildout, when applied to Egremont, is that the projected impacts produced by the state methodology do not include adjustments for seasonal housing - which could constitute a significant portion of new development. However, it would not require development anywhere near maximum buildout to have significant impacts on the community and the environment.

The rough build factor of 50% for partially constrained land might be too low for some lands, given that constraints might be developed around or mitigated. On the other hand, the same build factor might prove too low for other lands. The EOEA standard buildout methodology does not consider soils limitations for septic systems as a limiting factor for development. It assumes that new development will be either served by town water and sewer or that innovative septic treatment systems will allow for development to the density allowed by zoning. Additionally, subdivisions requiring approval under the Subdivision Control Law have not been a significant factor in the town in recent years. Residential development continues to be mostly single family homes along existing roadways.

More likely possibilities are that: 1) continued Approval Not Required (ANR) development will eventually use up all of the existing buildable frontage in Egremont; 2) the supply of developable land, and its development yield, will be reduced by various means. The former could severely limit access to the forests and streams for hunting, fishing and recreation. The continuing trend in south Berkshire County towards the construction of large, expensive "trophy homes" along rural roads and on forested hillsides would dramatically alter the unique rural character of the community.

Most of the developable land is in the central and northern part of town and includes many areas that are currently crop or pasture lands. Because this land is already cleared and in a beautiful location, it would be a very desirable location for residential development. However, developing this land would have a major impact on the towns rural character.

## PLANNING AND IMPLEMENTATION TO MANAGE GROWTH

The buildout will feed into further detailed analysis as part of Egremont's ongoing planning process. Preserving the unique character of Egremont will undoubtedly be a goal of the process that includes a community-wide survey and community meetings. The build-out model (or preferably a rough supply-demand land model) could be used to project different scenarios.

There are various mechanisms that the town could consider to protect open space including fee ownership, conservation restrictions or easements, and acquisition of development rights. The Jug End overlay zone standards or other standards might be applied to high elevation, steep slope areas to protect prominent ridgelines from development that could degrade scenic vistas.

If the town were to pursue more restrictions to protect the environment or to limit growth in certain areas, it might also consider enabling some forms of controlled spatially efficient development in appropriate locations. Closer scrutiny of the primary existing developed center(s), will help the community focus on realistic scenarios and options.

New development patterns and options such as small flexible conservation subdivisions as well as other growth management techniques might be considered in the Master Planning process. BRPC's Regional Plan list of potential actions and approaches is attached. The Master & Open Space Plan implementation and action plan sections will identify key specific implementation measures to focus on and receive assistance with.

Last but not least, some issues transcend local boundaries. Comprehensive, cooperative, state growth management initiatives and regional alternatives are needed.

### Sources:

MassGIS, EOEA: Data, Instructions

Metropolitan Area (Boston) Planning Commission (MAPC): Buildout Methodology

Berkshire Regional Planning Commission

Table 1

## Potentially Developable Land in Egremont

Note: All Land in Town comprises the base Zoning District

	Developable Land Area (sq. ft.)	Total Area of District (acres)	Build Factor	Net Developable Land Area Acres
Area of Total Land and Water in Town	526,123,284	12,078		
<i>minus</i>				
Land Areas with Absolute Constraints	233,050,485	5,350		
<i>equals</i>				
Remaining Potentially Developable Land Area	293,072,799	6,728		
<i>which includes</i>				
Land Areas with No Identified Constraints	225,890,265	5,186	100%	5,186
<i>and areas with Partial Constraints that reduce Build-out totals including</i>				
Land Areas with Partial Constraints	67,182,534	1,542	50%	771
Steep Slopes 15-25%	42,124,890	967		
Rivers Protection Area (100 - 200')	9,617,145	221		
Floodplain	13,835,883	318		
Wetland Buffer (100')	9,490,881	218		
<i>thus we have calculated a total supply of land for buildout that represents</i>				
TOTAL NET DEVELOPABLE LAND AREA				5,957

Note: Net Developable Land for Primary Partial Constraints was combined to incorporate overlapping areas

Table 2

## EGREMONT RESIDENTIAL BUILDOUT

Note: All Land in Town comprises the base Zoning District



## Notes:

- <sup>1</sup> Net Developable Land Area includes land that falls within the following partial constraint categories: Sleep Slopes 15-25%: 967 acres; RPA 100-200ft. Buffer: 221 acres; Wetland Buffer: 218 acres; Floodplain: 318 acres
- 50% Build factor for Sleep Slopes, RPA 100-200 ft. Buffer, 100 ft. Wetland Buffer, and Floodplain and overlapping areas where more than one of these constraints are present
- <sup>2</sup> Land area after reductions for partially constrained developable areas, roads and odd lot configuration 82% Build factor for roads and odd lot configuration
- <sup>3</sup> Calculated using the year 2010 projection of 2.31 persons per household (1999 BRPC Household Projections)
- <sup>4</sup> Based on 75 GPD per person (DEP/DHCD "Growth Impact Handbook")
- <sup>5</sup> Based on amount of solid waste generated per capita in Egremont in 1997 (DEP Solid Waste Management Plan)  
MSW Generation Rate = .73 tons per person  
Non-Recycled Rate = .49 tons per person
- <sup>6</sup> Calculated using .23 students per household (1999 school enrollment divided by # of households)
- <sup>7</sup> Assumes that 70% of new homes will be in subdivisions.  
Calculated by multiplying # of lots by frontage requirement and then by 0.6 to account for lots on opposite side of roads.

**Important General Note: Buildout Impacts do not include reductions for potential seasonal housing units.**



# APPENDIX D

## Subregional Meeting



## SUMMARY OF RESOURCE NEEDS

### Assets and Efforts to Maintain

- High quality water resources that provide drinking water, wildlife habitat, flood control, recreation, and scenic beauty.
- Upland areas that provide habitat for wildlife, opportunities for recreation, and scenic views.
- Open spaces, hillsides and farmland that contribute to scenic views and Egremont's rural character.
- Rural roads that have significant scenic qualities.
- Continue public efforts and public/private cooperation supporting resource protection and open space acquisition.

### Current Problems

- Residential development is occurring along roadsides, causing a pattern of rural sprawl that impacts scenic views and road corridors.
- Residential development is occurring on hillsides and ridgelines, causing erosion and runoff that impact water quality, as well as marring scenic views.
- Prospect Lake has high nutrient levels that are reducing water quality.
- Stormwater runoff from roads is causing sedimentation of streams and wetlands.
- Invasive species are present in wetland and upland habitats, competing with native species and reducing biodiversity.

### Future Threats

- Large-scale residential development could reduce or eliminate farmland, significantly altering the character of the Town and reducing scenic views and meadow habitat.
- Residential development could further impact water quality through increased erosion and septic issues.
- Scattered development, even if small scale, could cause significant impacts if sited in areas of high natural resource value.
- Development in previously undeveloped areas could fragment and reduce the size of habitat for wildlife.
- Current problems, if unresolved, could become more widespread and have greater impacts.

Sign-In Sheet

Subregional Meeting 5/8/2000

Kara Roggenkamp (BRPC)

Don GORANSON GT. B. P. B.

Thomas SKOGLUND BRPC

Jonathan Hauken GRPE

Dominic PALUMBO SHEFF. P. B.

Eleen Tillinghast Mt. Wash

Eileen King Egremont P.B.

Don GORANSON GT. B. P. B.

Waven Aichey DEM

AMY PFEJER BRPC

JOHN SCHMID BRPC

**Don Warr** Warr's

Marie Cane Mt Wash PB

TAD AMES BNRC

# APPENDIX E

## Community Input

### 1. Community Survey

## Egremont looking for residents' input in charting master plans

By Lisa Gosselin  
Berkshire Eagle Staff

EGREMONT — The Egremont Master Plan Committee is looking for input from town residents in order to revise the town's master and open space plan for the first time in 12 years.

The town previously won an \$80,000 grant from the Massachusetts Executive Office of Environmental Affairs, in conjunction with Mount Washington. Egremont then hired the Berkshire Regional Planning Commission to help the town update its master plan, said Committee Chairwoman Eileen Vining.

At the same time, the two towns can work to resolve common issues since they share many of the same scenic vistas and Egremont's watershed runs off Mount Washington. Vining explained, adding the road to Mount Washington runs through Egremont and Egremont's Fire Department serves Mount Wash-

ington.

More than 1,000 surveys have been sent to homeowners, renters and business owners in Egremont. "We have had a good response so far," Vining said.

The deadline has been extended to Feb. 1 for all surveys to be returned.

The questionnaires ask residents and business owners to identify what they value in town and their visions for the future. The survey asks about recreational preferences, current town services, and the degree and pattern of growth residents would like to see.

"This is a rare opportunity for people to voice their opinions thoughtfully and confidentially on a variety of present and future issues the town will be dealing with," Vining said.

"We've included a broad range of questions and are eager to hear from the townspeople about their vision for the town," she added.

Once the Berkshire Regional

Planning Commission compiles the survey results, a community forum will take place for people to have further input, likely in the early spring.

A revised master and open space plan will then be written and another community forum will be held. Vining said.

Once the Master Plan Committee agrees on a plan, bylaws will be written and a special town meeting will be called, she said, estimating it will be at least a year before the revised master plan is complete.

"We hope people will take the time to fill out the survey so we will have a good, broad-based response to use in developing these plans," said committee member Bill Gilbert.

Anyone who did not receive a survey, but wishes to participate should call Vining at 229-6628. Surveys are limited to one per household.



# TOWN OF EGREMONT

P.O. Box 368  
Egremont, MA 01258-0368

## Egremont Community Planning Survey

January 6, 2000

Dear Egremonters,

It's time to think about your vision for the future of Egremont. A committee of townspeople has been working along with the Egremont Planning Board to develop a Master Plan and Open Space Plan for the town. Developing these Plans will give us all a chance to say what we would like our town to be like in the future—the Master Plan will guide us in developing bylaws to shape the town the way its citizens want, while the Open Space Plan will help us to protect our open space and recreational resources and perhaps help us to gain state funding to do so.

These Plans are being developed with the help of a grant of \$80,000, to be shared by Egremont and Mount Washington, from the Massachusetts Executive Office of Environmental Affairs. The Berkshire Regional Planning Commission has been working with both towns in this planning process.

But the most important player right now is YOU. We need to know your concerns about Egremont today and your vision for the future of Egremont. The enclosed survey will tell us what the people of Egremont want for their town. The survey is the beginning--- you'll also have a chance to express your opinion at a community forum once survey results are compiled. When the Plans are in final draft form, townspeople will again have an opportunity for input before their final adoption. The Plans will then be used to propose bylaws and regulations which, if adopted by the town, will help make the townspeople's collective vision a reality.

We're asking each household in town to complete the survey and return it in the enclosed envelope by January 20, 1999. If you have questions or need assistance, please feel free to call the number below. Your responses are anonymous and confidential – and very important to the successful completion of these Plans.

Thank you for your interest in our town's future.

Sincerely,

The Egremont Planning Board and the  
Master/Open Space Plan Steering Committee

Eileen Vining, Chair, (413) 229-6628

## Appendix A: Community Survey Results

Results are from 396 surveys tabulated as of 4/4/2000. Response rate: 42%.

### EGREMONT COMMUNITY PLANNING SURVEY

*Note: Thank you for filling out this survey. If there are other persons in your household beside yourself, you may wish to complete this survey together or otherwise try to include their opinions.*

#### LIVING IN EGREMONT

1. Please indicate which of the following are important to you in describing the character of Egremont as it exists today?

	Very important	Important	Not important	TOTAL
natural beauty of landscape	90%	9%	1%	383
open farmland	71%	25%	3%	378
rivers, streams, lakes and ponds	86%	13%	1%	383
forests, mountains & uplands	85%	14%	1%	381
wildlife populations	65%	29%	6%	378
open spaces throughout town	66%	29%	6%	368
rural roads	60%	34%	6%	371
rural small town atmosphere	78%	19%	3%	378
the North and South Egremont historic village centers	66%	27%	6%	364
historic areas outside villages	47%	43%	10%	369
small scale local businesses	55%	40%	6%	372
other (explain)	87%	13%		30

2. What is the longest time any member of your household has lived in Egremont?

4% less than 1 yr	20% 11 to 20	
17% 1 to 5	15% 21 to 30	
16% 6 to 10	28% More than 30 yrs	
TOTAL: 389		

3. Is this a seasonal/second home or your permanent residence?

Seasonal/Second	33%	Permanent	67%	TOTAL: 391
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4. How would you rate the overall quality of life in Egremont?

Excellent	57%	Good	40%	Average	3%	Poor	0.3%	TOTAL: 391
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#### TOWN SERVICES & RECREATION

5. Please indicate whether you think the following services are adequately provided in town. Also, please check the box to the right if that service is used by you or your family.

	Adequate	Not Adequate	Use Service or Facility	TOTAL
police	97%	3%	N/A	357
fire	98%	2%	N/A	352
ambulance	97%	3%	N/A	335
road maintenance	92%	8%	N/A	365
parks and recreation	87%	13%		351
school facilities	89%	11%		247
educational programs	72%	28%		220
elderly services	76%	24%		193
public transportation	33%	67%		215
health services	74%	26%		213
public water	70%	30%		226
community activities	66%	34%		243
community center	49%	51%		204

6. If you marked any of the "Not Adequate" boxes on the previous question please answer this question.

Although it might be possible to pursue grants, step up voluntary organizational efforts, etc. local funds might be required to improve services. For the items you marked "Not Adequate", check any of the following improvement funding options that you might support.

	Reallocate use of existing tax dollars	Increase taxes	Add/increase user fees
police	74%	26%	N/A
fire	78%	22%	
ambulance	50%	33%	17%
road maintenance	74%	26%	N/A
parks and recreation	52%	27%	21%
school facilities	44%	39%	17%
educational programs	76%	24%	N/A
elderly services	57%	36%	8%
public transportation	67%	32%	N/A
health services	55%	25%	20%
public water supply	46%	27%	27%
community activities	53%	16%	31%
community center	41%	26%	33%



7. Any specific suggestions to improve a service(s)?

8. Which of the following recreational activities do members of your household participate in, in Egremont. Please also indicate if you think facility improvements are needed.

	Participate In	Would like new or improved facilities	TOTAL
a. walking/running	92% <input type="checkbox"/>	8% <input type="checkbox"/>	325
b. bicycling	84% <input type="checkbox"/>	16% <input type="checkbox"/>	211
c. swimming	58% <input type="checkbox"/>	42% <input type="checkbox"/>	203
d. hunting/shooting sports	93% <input type="checkbox"/>	8% <input type="checkbox"/>	52
e. horseback riding	73% <input type="checkbox"/>	27% <input type="checkbox"/>	48
f. rollerblading/skateboarding	44% <input type="checkbox"/>	56% <input type="checkbox"/>	45
g. ice skating	54% <input type="checkbox"/>	46% <input type="checkbox"/>	103
h. tennis	75% <input type="checkbox"/>	25% <input type="checkbox"/>	116
i. hiking/birdwatching	94% <input type="checkbox"/>	6% <input type="checkbox"/>	216
j. x-c skiing	80% <input type="checkbox"/>	20% <input type="checkbox"/>	129
k. downhill skiing	92% <input type="checkbox"/>	8% <input type="checkbox"/>	119
l. snowmobiling	59% <input type="checkbox"/>	41% <input type="checkbox"/>	17
m. boating	77% <input type="checkbox"/>	23% <input type="checkbox"/>	69
n. fishing	85% <input type="checkbox"/>	15% <input type="checkbox"/>	91
o. camping	83% <input type="checkbox"/>	17% <input type="checkbox"/>	47
p. picnicking	91% <input type="checkbox"/>	9% <input type="checkbox"/>	126
q. dancing/aerobics	68% <input type="checkbox"/>	32% <input type="checkbox"/>	44
r. team sports	67% <input type="checkbox"/>	33% <input type="checkbox"/>	24
s. other	63% <input type="checkbox"/>	38% <input type="checkbox"/>	24

Would you generally support more town funding for recreational facility improvements for activities above?

Yes 40% No 26% Unsure/No opinion 34% TOTAL: 368

List letters corresponding to rec. facility improvements that you would specifically support a tax increase for (example: c, g)

9. Do you feel there is a strong sense of community in Egremont? Yes 67% No 33% TOTAL: 347

IF NO, would you like to see Egremont's sense of community strengthened? Yes 84% No 16% TOTAL: 347

If you have a suggestion(s) for strengthening our sense of community please list below.

## GROWTH & DEVELOPMENT

10. Concerning new residential and non-residential land uses, what level of development of would you generally prefer?

	Residential	Non Residential
No development	19% <input type="checkbox"/>	35% <input type="checkbox"/>
Very little development	46% <input type="checkbox"/>	40% <input type="checkbox"/>
Moderate development	34% <input type="checkbox"/>	21% <input type="checkbox"/>
Considerable development	2% <input type="checkbox"/>	3% <input type="checkbox"/>

TOTAL: 371 318

11. Please check the level of change that you would like to see for Egremont in the future in the following areas?

	None or very little change	Moderate change	TOTAL
greater variety in costs of housing	60% <input type="checkbox"/>	40% <input type="checkbox"/>	307
increased housing for senior citizens	53% <input type="checkbox"/>	47% <input type="checkbox"/>	308
increased housing for moderate income families	54% <input type="checkbox"/>	46% <input type="checkbox"/>	320
increased diversity of population	60% <input type="checkbox"/>	40% <input type="checkbox"/>	295
increased job opportunities	54% <input type="checkbox"/>	46% <input type="checkbox"/>	306
increased shopping opportunities	73% <input type="checkbox"/>	27% <input type="checkbox"/>	314

Comment:

12. At current real estate prices (\$238,000 average sale price for a home in 1998-99), some people with roots in town or working locally are finding it difficult to own a home in Egremont. Should the town seek to encourage, through new regulatory policies, a greater percentage of housing development to be affordable?

Yes 40% No 39% Unsure/No opinion 23%

TOTAL: 373

13. For future growth in Egremont, which policy would you prefer in terms of shaping the overall growth pattern? (check one)

- 36% ☐ Continue our present policy, allowing single acre lots everywhere
- 14% ☐ Allow more concentrated development in the villages with single acre lots elsewhere
- 50% ☐ Allow more concentrated development in the villages, somewhat less dense around the villages, and least dense development in more remote areas of town

TOTAL: 351

14. Assuming that some change and growth will take place, which of the following land uses would you be willing to see more of and where in Egremont:

	Only in Anywhere in Town	designated areas	Not at all	TOTAL
<b>Residential Uses</b>				
single family homes	67%	30%	3%	357
small apartment complexes	6%	37%	57%	355
condominiums	4%	28%	68%	348
seasonal/second homes	55%	31%	14%	337
nursing home/assisted living facility	7%	59%	34%	350
<b>Non-Residential Uses</b>				
small low impact retail businesses that serve local needs such as hair dresser/barber, video stores	17%	66%	17%	370
small retail businesses that serve residents and visitors such as restaurants, antique/craft/gift shops	26%	64%	9%	367
other retail businesses that serve local needs such as gas stations, convenience stores	12%	58%	30%	366
supermarket	6%	24%	71%	361
professional offices such as medical home occupation with on-site clients such as counselor	18%	54%	28%	352
home businesses with limited number of employees but no/few on-site customers such as software firm	48%	33%	19%	349
bed and breakfast inn	40%	40%	20%	354
hotel or motel	59%	33%	8%	360
resort	7%	37%	56%	357
campground	8%	38%	54%	359
athletic club	9%	60%	31%	356
medium/large performing arts center	7%	48%	45%	354
medium scale high tech industry	9%	34%	56%	359
traditional manufacturing/lumber mill	3%	27%	70%	365
other large facilities/stores	3%	30%	67%	362
windmills	3%	12%	86%	367
farms raising animals	26%	46%	28%	352
farms raising crops/orchards/nursery	44%	51%	5%	365
riding stables	52%	46%	2%	368
	31%	60%	9%	363

15. Would you support allowing the re-use of large existing structures, such as historic buildings/barns for similar scale residential and non-residential purposes, through a permitting process that would aim at minimizing negative impacts?

Yes 58% No 9% Unsure 50% No opinion 5%

TOTAL: 368

## CONSERVATION & PRESERVATION

16. Would you like Egremont to preserve open space in new developments by permitting homes closer to each other in one portion of the development in exchange for permanently protected open space in another area of the development?

Yes 53% No 24% Unsure 21% No opinion 2%

TOTAL: 357

17. Should Egremont make efforts to protect or preserve the following?

	Yes	No	TOTAL
ponds and streams	98%	2%	384
wetlands	94%	6%	373
drinking water sources	99%	1%	384
mountaintops	95%	5%	376
scenic roads	97%	3%	374
scenic areas/ outstanding views	97%	3%	369
working farms	95%	5%	381
open space	95%	5%	372
historical sites	95%	5%	372
archaeological sites	84%	11%	362
other			

comments:

18. Would you consider giving the town, by town meeting vote, greater authority to:

	Yes	No	TOTAL
Regulate lot sizes according to land capabilities	70%	30%	332
Delineate separate zoning districts to locate new businesses only in designated areas	78%	22%	344
Preserve the historic character of the villages	90%	10%	348
Preserve open space and rural character outside the villages	87%	13%	348
Control parking and traffic	82%	18%	348
Regulate signs and billboards	91%	9%	354
Protect the environment, such as air and water quality	89%	11%	349
Limit building in higher mountain elevations	79%	21%	342
Limit building on steep slopes	82%	19%	346

19. Egremont has many roads that are scenic.  
Below, check any scenic features you might generally  
consider important to preserve.

86% stone walls 324  
50% narrow travel lanes 188  
40% narrow shoulders 150  
86% limited roadside signs 322  
81% wildflowers, vegetation close to road edge 306  
90% tree-lined roads with moderate trimming 338  
56% dirt or gravel surface 211

Total respondents checking at least one box: 376

20. Should preservation of the scenic character  
of rural roads be a consideration in road  
maintenance decisions?

Yes 83% No 8% Unsure 8% No opinion 4%

TOTAL: 382

21. To promote water quality, limited sewer systems  
are sometimes installed, operated and maintained in  
small towns through a variety of funding sources.  
Please indicate if you would support a limited  
sewer system in the any of the following areas under  
funding conditions listed.

	Yes, even if some local tax dollars required	Yes, but only if funded entirely thru user fees and/or grants	No	TOTAL
South Egremont Village	32%	55%	13%	334
North Egremont Village	26%	58%	16%	299
Prospect Lake	27%	57%	16%	300

22. Having a sewer system or allowing homes to  
share septic systems could allow for greater growth  
than is currently possible, given the present natural  
constraints of building on some lots. Should growth  
issues be considered if improved septic or sewer  
systems are allowed?

Yes 45% No 36% Unsure 17% No opinion 2%

TOTAL: 370

## HOUSEHOLD/EMPLOYMENT INFORMATION

Please answer the following additional information to  
help us understand household and local employment.

23. Please indicate the number of people in your  
household, including yourself, that fall in the age  
categories below: Total people represented: 935

under 5	5%	35 to 44	10%
5 to 13	8%	45 to 54	22%
14 to 17	7%	55 to 64	17%
18 to 24	5%	65 to 74	13%
25 to 34	6%	75 and over	8%

24. If you live in or within 1/4 mile walking distance  
of either Village, please check the appropriate  
box.

South Egremont 67% North Egremont 33%

TOTAL: 132

25. If you live in Egremont, do you rent or own  
your housing?

Rent 5% Own 95%

TOTAL: 385

26. Do you or a member of your household have a  
home occupation/home based business in  
Egremont?

Yes 24% No 76%

TOTAL: 379

27. Do you or a member of your household own a  
business in Egremont, other than a home  
business?

Yes 5% No 95%

TOTAL: 378

28. Do you or a member of your household work  
for an employer in Egremont?

Yes 8% No 92%

TOTAL: 381

Do you have any additional comments related to the subject matter of this survey?

THANK YOU VERY MUCH FOR YOUR TIME.

Survey developed and compiled by Berkshire Regional Planning Commission.

# EGREMONT COMMUNITY SURVEY

## Comments

#1m	Important to you in describing Egremont's character: Other (Explain):
1	But do not want a museum
2	To me living in Egremont the way it is now is close to idyllic
3	What do you mean by rural roads? Dirt roads are no longer practical!
4	I moved here 7 years ago because of the above: I am considering moving because it is becoming too state controlled, almost suburban!
5	increase percentage of year-round occupancy + affordable housing
6	Better roads in populated areas
7	Local currency and support for local businesses
8	Actively work to secure anchor tenants for center-village S. Egremont properties, e.g. bookstore, antiques/art
9	Egremont is a beautiful small town... no franchises or shopping centers. Can we keep it that way?
10	The town center in S. Egremont is looking shabby. Local zoning for a business area is not available. The procedure to obtain a special permit has made it impossible to attract viable small businesses.
11	Keeping Egremont "small and beautiful!"
12	Don't litter rural or highways with signs & businesses - crafts - food - beverages - etc. Avoid cape cod commerce look
13	Mom & pop store, beauty shops, pharmacy
14	accountable governance--considerate, professional, and polite.
15	quiet & private
16	Keep houses painted in New England colors.
17	Local business in center of S. Eg. Should be encourage - gas station etc., real business not antiques.
18	Low population density
19	historic structures
20	Maintain rural character
21	Keeping Egremont natural, beautiful, and unhurried.
22	Close association residents have with one another - friendly comfortable atmosphere.
23	French's Park pond
24	I bought my house in Egremont specifically because of the beauty of the village - historic character.
25	not building on hilltops
26	Repressive Planning Board. Conspicuous wealth
27	clean water & clean air
28	low population density
29	walking/hiking trail
30	We would prefer fewer deer herds feasting on our plantings and shrubbery.
31	The dirt road I live on--Mill Rd.--please don't ever pave this road
32	Traditional "New England" architecture.

#7 Specific suggestions for improving a service:

- 1 For elderly of community - volunteers to visit, shop, or take to appt.
- 2 I do not like the "new" police dept. They are not friendly as the past officers were.
- 3 eliminate the speed trap along Rt. 23
- 4 The police dept should be on 24 hr - not "call number" on certain hours
- 5 New blood in management positions
- 6 We do not have a local school system just 1 building with 1 class. Should support construction of community center in Cit. Barr. Regional school meets our need. School close S.E. School.
- 7 Return water to private ownership.
- 8
- 9 cut back police spending + reallocate it back into community. Too much police for small town--go back to 1 chief (local not otis) + 1 patrolman.
- 10 Need more speed patrol on back roads. Like to see more environmental education.
- 10 police are a waste of tax money
- 11 Too much police, waste treatment plant.
- 12 We'd like to see water meters someday.
- 13 Eliminate the police dept.
- 14 Excessive police & fire.
- 15 Too much police. Use building on Rt. 71 at Town Hall complex for new bigger library and community activities.
- 16 Need broadband internet service throughout entire town.
- 17 Just a couple of buses to Gl. Barrington a day
- 18 Too many police
- 19 a town hall that is staffed by employees who care as much about the town and its citizens as they do about themselves
- 20 We need a town beach.
- 21 Tax dollars for private road maintenance - There's plenty of resources already available
- 22 Give elderly with incomes less than \$25,000 a big tax break.
- 23 Pave dirt roads; maintaining dirt is not a solution
- 24 Get Zoning!!
- 25 Improve parking at post office, pave the parking area
- 26 Maintain roads to all residences
- 27 Acquire more land, perhaps from western Great Barrington township
- 28 Services are generally very adequate.
- 29 Road care: Suggest no more vertical roadside mowing with articulating mower, it is very destructive; use hand trimming where necessary. Use care in digging drainage turnouts at roadside, instead of front end loader.
- 30 Plow sidewalks! Pedestrian traffic is important to our community
- 31 Post/Publicize activities
- 32 Water fountain at French Park.

33 Poorly managed police dept. Need more professional personnel. Reputation of "Georgia" speed trap.

34 better water at French park

35 Too much police.

36 reroads: fair and just service to all taxpayers.

37 Please make main roads safe. Too many people crash into trees + die. This is a tragedy for sake of aesthetics. Public access to rivers.

38

Cut back trees from highways to improve vision and decrease accidents. Allow residents access to rivers and streams: rowe road greenriver is a joke.

39 low income housing

40 More school programs for gifted children

41 Accept water as a town requirement and fund it

42 user fees encourage use

43 less gov't

44 improve salaries

45 Save our tax dollars - shut off street lights.

46 A town swimming area would be good. Example - Lakeville, CT. We pay a lot to go there and enjoy it greatly.

47 public beach

48 A community center is a good idea but Egremont does not have a large enough tax base to establish one and staff it.

49 Support new Berkshire South Regional Com. Center for S. County

50 Road maintenance needs a real plan not spot fixing

#8v Letters corresponding to rec. facility improvements that you would support a tax increase for:

swimming - 62, 60%

ice skating - 30, 29%

bicycling - 29, 28%

hiking/birdwatching - 19, 18%

x-c skiing - 19, 18%

walking/running - 18, 17%

tennis - 17, 16%

boating - 10, 10%

rollerblading/skateboarding - 10, 10%

(Out of 104 responses.)

#9 Suggestions for strengthening our sense of community:

1 stop the us and them atmosphere

2 Have a community center

3 The town should orientate itself toward the people who live here all the time.

4 Not as much sense of community as there should be..the rich out-of-towners with 2nd houses are aloof & arrogant. Summertime is not fun here. Block parties are a good way for neighbors to meet & get to know ea. Other, "socials" at French Park?

5 Eliminate old bureaucratic politics

- 6 town fairs
- 7 better notification of meetings
- 8 I believe we are the only S. County town without a public swimming area.
- 9 Talks, tours, walks of historic places. Theme days: agriculture (farm tours & activities). A day @ French Park or Jug Land reservation.
- 10 Change form of gov't.
- 11 More community-oriented events (celebrating Egremont) Annual Egremont-festival
- 12 more community activities
- 13 cleanup projects/building projects, tree planting. Positive events to do as community together
- 14 Get people on local boards that are willing (table) to work together instead of haing their own agendas when they seek their positions. Figure out how to do this, + a lot of good change will happen.
- 15 More regulat community activities & interaction between locals.
- 16 Encourage development of community involvement + pride w/ historical society applying for state and to improve business district (like Lee)
- 17 less backbiting - more cooperation by town officials and employees. Forget old fights.
- 18 Activities scheduled in a manner which would make participation by second hom owner more possible
- 19 There is a lack of cooperation between certain boards and property owners in the community. Instead of trying to work out matters to the mutual benefit of the parties there seems to be an attitude of resistance.
- 20 community picnic day w/ activities
- 21 Stop discriminating against weekenders with tax policies. Give weekenders a chance to be part of the community. But you won't.
- 22 Let the townspeople be given more information.
- 23 More S. Egremont community outreach programs.
- 24 More community activities, courses, etc. for all ages -- nature walks and such maybe group picnics, games.
- 25 More community events - Thanksgiving parade. The S. Egremont Halloween parade party was very good.
- 26 I don't feel "weekenders" are included in So. Egremont's sense of "community"--so we kind of stay to ourselves. I would like to feel more a part of things. I've always wanted to ask someone why we second homers pay tax on our belongings and full time residents don't. We don't use the school etc. so don't tax the system at all!
- 27 3 pot luck dinners every summer in french park for all egremont residents
- 28 More cooperation - less mlpicking at the town hall.
- 29 Treat everyone the same - equally in tax dollar allocation.
- 30 I have one post office, which will help unite the town. Form a committee to plan community events such as Square dances, pot luck suppersm baseball games
- 31 Motivate people to attend town meetings
- 32 Stop bickering! More community events- like french park day!
- 33 townfair
- 34 Establish public park in South Egremont. Have place for ice skating in S. Egremont.
- 35 More events like the "Fire/steak/dinner" & use of the park for an annual community get-together
- 36 more involvement by second homeowners
- 37 Our culture doesn't support a sense of community, turn off the TV's.
- 38 4th of July parade: town meetings and committee meetings on weekends

- 39 I have block parties
- 40 More social events. Quarterly town meetings for non-voting issues.
- 41 Give part time residents voting power on budget. Right now it's a "them v. us" situation.
- 42 How about a founders day or egremont day
- 43 A place for teens
- 44 have a community center
- 45 Restrict new building until existing houses are used - also restrict 2nd homeowners - village center residents must be permanent.
- 46 holiday parties for kids! Halloween is a great example!
- 47 More community involvement in Halloween activities
- 48 Seasonal people would like to participate in town affairs. Have a town picnic on the 4th July + again on Labor Day or before the seasonal leave the area.
- 49 Weekend meetings for second home owners. A town picnic.
- 50 cultural arts facility
- 51 community center
- 52 We had it. It's lost. Too many rich aging people. Not enough middle and low income. Just watch what happens to the fire dept.
- 53 improvement of S. Egremont Center - too many vacant properties; more town events; more advertising of town events - i.e. earlier info about picnic @ French Park; more communication from town committees and gov't to residents.
- 54 Eliminate "us" + "them" or "those" by restoring equity in enforcement of town rules, etc.
- 55 The "old guard" has to work with the growing new profile of the area -- "The way it was" is no longer.
- 56 E.g. cultural council will need cooperation from other groups to reinstate the park days, etc.
- 57 North + South are divided. Start offering N. Egremont the same opportunities.
- 58 more social activities
- 59

- I have the impression that people with second homes are not only left out but discriminated against in a variety of ways. This should be addressed
- 60 Community fellowship supper at New Fire Hall or a dance time for youth + young married - \$2 admission?
- 61 Community center w/ adult + child programs would help.
- 62 support police/fire/local government / churches
- 63 Let second home owners vote by mail on issues brought to the town meetings.
- 64 Make town meeting dates on Fridays so weekenders can participate.
- 65 There is a "them" and "us" attitude between long-term residents + newcomers and between those with primary vs. second homes here.
- 66 Big subject!! I have no answers--yet.
- 67 common goals that benefit all community members
- 68 We need a mailing to (email, also) all residents every time there is a vote or meeting. I have missed some because I didn't notice an announcement in the Eagle!
- 69 A community center? A summer fest - non-ecumenical. An established weekend in summer + winter ea. That is for Egremont. Could be a summer fest + a cabin fever weekend like in the old days - or create a tradition that allows us to get to know each other. We use to have these - maybe in March + Sept so fewer tourists will be here.



- 70 local activities
- 71 christmas tree lighting: inform people of meetings
- 72 Elected officials should have concerns for all citizens not just special interest groups.
- 73 civic association
- 74 possibly community service days where we all help with some project

#11 Comment on the level of change you would like to see in the following areas:

- 1 slow gradual housing increase not large homes
- 2 I'd like to see more affordable housing, but I'm not sure it should be regulated
- 3 I'm opposed to Egremont growing!
- 4 There are areas close enough to Egremont that provide all the above.
- 5 We can shop elsewhere.
- 6 More local business re: farms, local crafts, etc.
- 7 any changes should be on a regional level
- 8 if it ain't broke, don't fix it!
- 9 We must retain local residents in the community by affording the ability to remain in their homes or providing facilities for seniors.
- 10 Transportation to Lee shopping would be helpful.
- 11 People who have always lived here should not be priced out of the market.
- 12 This is difficult for me to assess.
- 13 Decrease high income housing: Baldwin Hill is being ruined
- 14 change nothing
- 15 Keep Egremont small.
- 16 An up to date general store should be developed with a new post office
- 17 Keep residential high value, second homes
- 18 If you make low income or senior housing, keep them natural looking NO housing developments or developers
- 19

- A beautification of main St. with small change to utilize existing properties to make almost abandoned bldgs look better & have interesting businesses.
- 20 Increase in shopping/job opportunities may take away from town atmosphere.
- 21 Towns really shouldn't control these except for mod't sr. citizen housing
- 22 No mobile homes
- 23 Make it easier for the development of small business
- 24 No change for any of these
- 25 keep it as it is
- 26 So. Egremont village needs stores/restaurants
- 27 A.I.L. structures to be built to be in keeping with the historic flavor of the town
- 28 Egremont should preserve the small country town atmosphere.
- 29 re: diversity, I assume this is not a racially driven question.
- 30 We would need to know specifics of development before we are able to render opinion.

- 31 A local gas + service station is needed.
- 32 as little change as possible
- 33 Need diversification and broader tax base
- 34 Need low income housing
- 35 Why is Egremont, so close to Gt. B., concerned with this?
- 36 Just appreciate what we currently have & stop alienating groups with different opinions.
- 37 Gt. Barrington needs to focus on Sr. citizens. Population is getting older every year.
- 38 senior living quarters at a beginning level are needed
- 39 Would like to see So. Eg. Village commercial space revived - but no expansion.
- 40 Keep Egremont small
- 41 more affordable housing is needed
- 42 Establish more "community land trusts" so land prices do not increase so drastically + moderate income people can live here in nice houses!
- 43 I would not mind a gas station/car repair in town.
- 44 no increase in shopping!
- 45 In Egremont, no change is a good thing.
- 46 Business + industry for jobs.
- 47 leave it alone

#17k Should Egremont make efforts to protect or preserve the following? Other:

- 1 country feeling
- 2 natives
- 3 [Working farms] are an economic model that probably isn't viable anymore.
- 4 historic buildings
- 5 Only if something is not already done by the state
- 6 residential areas
- 7 Preserve night sky by controlling public light and private lighting where possible.
- 8 cemeteries
- 9 lakes
- 10
- 11 Mill Road - if the campgrounds at Prospect lake s/be kept untouched. It is beautiful to walk and come to farm with [illegible] along side of the road!
- 12 dirt roads
- 13 Indian burial grounds
- 14 rural small town life - slow paced
- 15 All of our natural heritage.
- 16 18th + early 19th century architecture, ancient trees

#171 Should Egremont make efforts to protect or preserve the following? Comments:

1 no more than current mass general law

2

Many of the above are already well protected by state regulations. Egremont should try to give more concern to farms, open space, & historic sites.

3 This is critical to the continued enjoyment of the town as a wonderful place to live.

4 Anything that preserves the natural beauty of the area!

5 Try not to commercialize the town with strip centers, franchise outlets and discount stores.

6 Like being in favor of motherhood.

7 Very important!

8 Current wetland policy, as wetlands are now defined, is ridiculous.

9 Such scenic areas as the panoramic views at Baldwin Hill, etc.

10 New residents should be warned about wetlands & septic limitations.

11 Protect using common sense and reasonableness

#29 Final Comments:

1 There are too many very large houses being built which are not in keeping with the rest of the neighborhood.

2 I hope this is not an attempt to take choices away from residents.

3 I think before we encourage newcomers to build or buy in Egremont we should consider making it easier for natives to stay in Egremont if they choose by perhaps relaxing zoning laws on an individual case basis.

4

We would like to keep as much hunting and fishing property available as possible. People are coming from the cities with considerable money, buying a lot of land, building large houses, and immediately posing against all such as myself who was born in this town and lived here nearly 79 years.

5 I would like improved telecommunications services. Telephone lines are falling apart. Bell Atlantic does not want to invest in rural areas like ours - not profitable. Telecommunications can give us greater productivity & higher quality of life w/ little impact on environment. But it is difficult to induce Bell Atlantic or other telecommunication firms to invest in small populations where profit is limited. So I would encourage Egremont Planning Commission to help us lobby Bell Atlantic/state government for assistance.

6 Thanks very much to the Egremont Community Planning Survey Group for initiating the survey.

7 I am grateful to our part-timers for the school system their taxes allow. If it were not for that I would not weep if they all disappeared in a clap of thunder. This town needs to remember the people who have made it the beautiful place it almost is, those of us who make our homes here

8 PLEASE please consider the aesthetics of the Prospect Lake Campground that runs along Prospect Lake Road. May I suggest a hedgerow of evergreens (hollies, pine rhododendrons) that would block the view of campers, mobile home, etc. from the road? Thank you very much.

9

Each morning when I awake it seems there are at least 10 more road signs. Visitors to my house laugh at us. It looks like a major city in S. Egremont village - also Rt. 411. Just when I think there are no more possible signs to put up there are 5 more. South Egremont has no rural character any more. The trees are gone & the signs have over!!! My 16 yr. old said a "penny candy" store would be great and also have ambience for the town.

10 Nothing here in the best interest of Egremont. Fire present bureaucrats - Vining, Sergiere, especially Cambell

11 The lack of common sense on the town boards is very detrimental to any growth in Egremont.

12

One acre zoning is out of step considering the lack of town water and sewer. Too many homes too close and just asking for trouble. Private wells and septic systems were OK years ago when support space between homes was ample--not now--homes being too close for comfort (health comfort).

13 We are opposed to development and any growth which changes the character of the town. Preservation and protection, not growth.

14 There seems to be a request to raise taxes (supposedly by only a small amount) at every town meeting. This shows very poor planning. There should be no need to add to the police dept's for many years. I think we have not seen justification for recent increases. Asking the voters to approve payment for the latest officer's training after he was in school is ridiculous!

15

Egremont should remain a primarily residential community in the South Berkshires. Route 23 & 71 should also be protected & not start looking like Rt. 1 in New Jersey. (They set the tone for the community.) If the town decides to increase housing opportunities for low/moderate income families, I prefer to see a totally screened, clustered development, with a range of housing costs & lot sizes. Under no circumstances should a lewitown-like project be permitted. One acre building sites are much too small in general and should be increased to 5 or more acres in most areas.

16 The business I miss the most in Egremont (South) is a gas station. We need a gas station!

17 Egremont spends too much money on the police dept. no need for it. Disband the police dept and save the taxpayers their money. Reckless spending. The police in this town are predators not humans.

18 Thanks for doing this. :)

19 Consider use of park on Prospect Lake Rd. for swimming pool & freezing tennis courts for ice skating.

20 Pre-stamp envelopes!

21 Good luck finding an answer that this self absorbed town will agree on. Our board of health is despicable.

22 I hope that Egremont can preserve its small town atmosphere and rural feel while allowing restrained growth w/ special consideration to our water resources and hilltops. I hope we can avoid multifamily developments which I fear would destroy the current sense of community.

23 Very concerned about condition of post office building + adjoining structures. Looks like a depressed town - can anything be done? Would like to see fencing repaired and cleaned up at Jug Lind Road pond. Eyesore, + such a pretty spot!

24 Please surface the remaining dirt roads! They are a maintenance nightmare! This will not alter their scenic or rural nature.

25

This makes very apparent my ignorance of these issues. Some sort of public forum might help us to understand what is really involved. We all want Egremont to stay rural and beautiful but there certainly are some other considerations. Where I left blanks it was because the answers are complicated.

26 Sally Caldwell will know who replied. Again this is all a great challenge & important. But please try to negotiate w/ present owners in town businesses. To paint & make the center of town in S. Egre. More attractive. It will make us a more desirable place to live. Mike is doing a great job on the gaslight. Others should follow his example. R13F 1/10/00.

27 "Escape" N York city each weekend to be with south Egremont. Need nature, rural life, trees, no development.

28 My family and I own 70 acres of woodland in S. Egre. We rented a building by the season many years ago but do not live there now.

29 Second home owners pay significant taxes and are concerned as full time residents with the quality of the town. They should have the ability of be involved and vote on local issues. Local business is important to preserve the quality of the villages. They should be encouraged and not discourage so that they can afford to maintain and beautify the buildings located in these historic villages.

30 We like the rural feel of E'mont, would like to see some new small businesses & a limit to parceling out open space if possible. Although we are "weekenders," we are glad the town is so carefully managed by its residents. Thanks.

# APPENDIX E

## Community Input

### 2. Community Forum

May 2000

# Egremont to hold community forum

By Lisa Gosselin  
Berkshire Eagle Staff

EGREMONT — A community forum will take place Saturday, April 8 for residents to discuss their visions for the future of Egremont.

The Master Plan Steering Committee completed a survey last month of nearly 400 home and business owners as well as part-time residents.

With the help of the Berkshire Regional Planning Commission, steering committee members are now in the process of compiling the results of the surveys in order to update the town's master and open space plans.

The community forum, which takes place from 9 a.m. to noon in the cafeteria at Undermountain School in Sheffield, is a way for committee members to gain further insight into residents' ideas, said Eileen Vining, a member of the steering committee.

The survey asked residents about their visions for the town in the future, including land protection and use patterns, recreation and town services. It aims to discover whether residents regard

town services as adequate and if not, what they are willing to pay to have services upgraded.

The committee initially sent out about 1,000 surveys, though some were returned due to incorrect mailing addresses, and received more than 40 percent response, Vining said.

The results of the survey will be discussed at the community forum, which will be facilitated by Joel Russell, a nationally known expert in land use and community planning. He is a principal at Woodlea Associates in Northampton.

"We urge people to come to the forum. This will augment the survey and give us insight in a way that multiple choice questions cannot," Vining said.

The three-hour session will

include small and large group discussions about the survey results and goals for the future.

The town's master plan has not been updated in roughly 15 years and the open space plan is nearly 10 years old, Vining said.

The steering committee, which was formed last spring, examined the survey results with hopes to design a set of goals for the town.

Residents will then have another opportunity to comment on the plans when drafts are complete.

If the new master and open space plans are formally adopted by the Planning Board, they will become the basis for new town bylaws, Vining said.

The whole process is expected to take about two years.



## TOWN OF EGREMONT

P.O. Box 368  
Egremont, MA 01258-0368

Nearly 400 households responded to the Community Survey. Thank you all very much! As a next step, all Egremont residents are invited to a

# ***COMMUNITY FORUM FOR EGREMONT'S FUTURE***



***Saturday, April 8<sup>th</sup>***

***9am – Noon***

***at Undermountain School  
Cafeteria, Berkshire School  
Rd., Sheffield***

*Refreshments will be served!*

Joel Russell, facilitator, is a nationally known expert in land-use and community planning and a principal at Woodlea Associates, Northampton, MA.

- ***LEARN THE RESULTS OF THE COMMUNITY SURVEY!***
- ***PARTICIPATE IN DRAFTING COMMUNITY GOALS FOR THE FUTURE!***
- ***ENVISION WAYS FOR EGREMONT TO PRESERVE ITS COMMUNITY CHARACTER!***
- ***DISCUSS STRATEGIES TO PROTECT SCENIC AND NATURAL AREAS IN EGREMONT!***
- ***BRAINSTORM ABOUT THE FUTURE OF EGREMONT'S VILLAGES!***

Egremont is in the process of creating a Master Plan and Open Space Plan. Consulting services are being provided by the Berkshire Regional Planning Commission.

**Please attend this public meeting. Your input is vital.**

For more information contact Eileen Vining, Master Plan Steering Committee, 229-6628.

# EGREMONT COMMUNITY PLANNING FORUM AGENDA

Saturday, April 8, 2000, in the Undermountain School Cafeteria

---

- |             |  |
|-------------|--|
| 9:00-9:15   | Registration and Coffee  |
| 9:15-9:30   | Welcome and Introductions  |
|             | Progress Report on the Master Plan, Open Space Plan, and Survey<br><i>Eileen Vining, Master Plan Steering Committee Chair</i><br><i>Nat Karns, Executive Director, Berkshire Regional Plg. Commission</i><br><i>Tom Skoglund, Senior Land Use Planner, BRPC</i>                |
| 9:30-9:45   | What We're Doing Today: Workshop Format and Discussion Agenda<br><i>Joel Russell, Woodlea Associates</i>   |
| 9:45-10:50  | Breakout Group Discussion on Community Goals and Strategies<br><i>(Forum participants will be randomly divided into groups that will be facilitated by BRPC staff and Steering Committee members. See Agenda for Small Group Discussions on the other side of this sheet.)</i> |
| 10:50-11:00 | Break  |
| 11:00-11:30 | Brief reports from the group discussions and identification of common themes, areas of consensus, and issues in contention   |
| 11:30-12:00 | Wrap-up, next steps, and completion of comment forms   |
- 

*Master Plan Steering Committee:* William Gilbert, Susan Kiesel, Elliott Krancer, Sandra Martin, Charles Ogden, William Turner, Eileen Vining (*chair*), Lynn Wood, and Egremont Planning Board (*ex-officio*).

Kara Roggenkamp, BRPC Intern, provided invaluable assistance in preparing for this workshop.

*For more information or other follow-up, call:*

Eileen Vining — 229-6628

Tom Skoglund, BRPC — 442-1521

*The Egremont/Mt. Washington Growth Planning Project is funded primarily through the Massachusetts Executive Office of Environmental Affairs.*



## AGENDA FOR SMALL GROUP DISCUSSIONS

(WITH RECOMMENDED TIMES)

- (5 minutes) 1. Introductions of group members; select one person who will report.
- (10 minutes) 2. What are the most important aspects of Egremont to retain in the future?
- (10 minutes) 3. What are the most important problems the Town faces?
- (30 minutes) 4. What actions should the Town take over the next ten years to retain its best qualities and solve its problems? Start with general suggestions and move on to specifics only if time permits.
- (10 minutes) 5. In the last 10 minutes, summarize key points into three categories, noting where there is general consensus (C) in the group and where there is disagreement (D):
  - ▶ Assets of the Town
  - ▶ Problems
  - ▶ Actions/Solutions

## **Results of the Egremont Community Forum**

*Saturday, April 8, 2000*

The Egremont Community Forum was a great success! Over sixty enthusiastic participants gave up a sunny Saturday morning in April to express their views on what Egremont's future should hold. Those attending the forum were welcomed by a brief introduction to the master planning process from Eileen Vining, the Master Plan Steering Committee Chair, and Nat Karns, Executive Director of the Berkshire Regional Planning Commission. As promised, Tom Skoglund, Senior Land Use Planner at BRPC, unveiled the results of the Community Survey. However, the majority of the workshop was occupied by breakout group discussions organized by Joel Russell of Woodlea Associates, who facilitated the workshop. Attendees broke into groups of 10-12 people to discuss the assets Egremont should retain, issues or problems the Town is facing, and actions the Town should take in the future. The groups then shared their conclusions with the entire workshop, with the last twenty minutes dedicated to a discussion of the most important points and follow-up steps to the workshop.

The breakout group discussions and the large-group discussion that followed produced very valuable information for the planning process. There was a great deal of agreement on the issues and challenges Egremont faces, and some general agreement that the Town should take action to address them. A list of actions developed by the groups is included with this summary.

### **Village Areas**

One theme that emerged from the discussions was the importance of maintaining and enhancing the village areas, especially South Egremont Village, which has a mix of residential, community, and business uses. Many participants expressed concern over the apparent deterioration of certain historic buildings in South Egremont and believed the Town should make an effort to restore them. Suggestions for doing this included forming a Committee to explore historic preservation grants, having a more active Historical Commission, and encouraging businesses to locate in these buildings through a Development Committee or Chamber of Commerce. Having design standards for the villages was also discussed, as well as making the village more pedestrian-friendly with sidewalks. Participants were also concerned with heavy traffic on Route 23 through the village.

### **Land Use**

There seemed to be general agreement on the types of land use that are appropriate for Egremont and where they should be located. There appeared to be consensus that the character and scale of the town should stay the same. Most people agreed that the only types of commercial uses appropriate for Egremont would be small-scale, low-impact businesses, and that these uses should occur mainly in South Egremont Village and possibly in North Egremont Village and certain areas along Route 23, although there was disagreement on the latter two. Some people felt that North Egremont Village would be more appropriate for residential uses than additional business. Participants seemed to agree that Egremont's open spaces, mountaintops, and rural/agricultural areas are very important to the Town's natural beauty and character, and that these areas should be protected from large-scale or disruptive development. Suggestions to accomplish this goal included changing the zoning in certain areas, enacting a Scenic Mountains and/or ridgeline protection bylaw, using tax dollars to purchase the development rights of

important parcels, and encouraging agricultural uses. Others suggested that open space be protected through the State or a land trust.

There seemed to be widespread consensus among workshop participants that the Town's current zoning bylaw did not allow for differences in use and density between the village areas and the more rural outlying areas, and should be changed to reflect these differences. The current zoning bylaw allows single-acre lots anywhere in Town, which could be detrimental to open areas, and requires a special permit for any change in non-residential use, which some noted makes it difficult for businesses to locate in South Egremont Village. Nearly every group expressed the desire for a change in zoning, although for the most part specific changes were not discussed.

#### **Water Resources & Water Quality**

Egremont's water resources were a topic of discussion in many groups, with attention given to water quality and recreational access to Prospect Lake. There was agreement that the current public access to Prospect Lake is inadequate and should be improved. Several groups also brought up septic system and sewer issues. While some agreed that a limited sewer system could protect water quality in some areas, particularly Prospect Lake, it was also recognized that a sewer system could make denser development possible. There seemed to be consensus on the undesirability of a townwide sewer system.

#### **Affordable Housing**

Several groups discussed the lack of affordable housing for first-time homebuyers, young people, and seniors. Many people expressed support for increased diversity in housing prices, with one suggested action being a more active Community Land Trust. Some participants said they would support an increase in affordable housing as long as it did not raise Egremont's tax rate, which is currently one of the lowest in Berkshire County.

#### **Communication & Community**

A number of second-home owners attended the forum, and part-time and full-time residents alike expressed a desire to have additional Master Plan meetings and Town Meetings on weekends, so that second-home owners could have a chance to offer their input. Several groups also expressed a desire to have more regional communication and cooperation on the issues raised in the forum.

#### **Next Steps**

Most of the final wrap-up discussion focused on what would happen next in the planning process. Participants were very enthusiastic about informing Egremont residents who did not attend the forum about what was discussed, as well as continuing discussion after the workshop, perhaps through a townwide mailing, website, and/or e-mail listserver. Many expressed interest in attending a second workshop in August. Those who had an interest in beginning immediate work on issues such as historic restoration, affordable housing, access to Prospect Lake, and trails in French Park circulated sign-up sheets.

Overall, the forum generated not only useful information, but also a lot of enthusiasm and support for the planning process. Hopefully, Egremont residents will maintain this eagerness to participate and continue to offer their input and support as Egremont's Master and Open Space & Recreation Plans progress!

## **BREAKOUT GROUP COMMENTS**

Note: This is a verbatim transcription of the flipchart comments each breakout group presented, organized by topic. Not all of these items had full consensus either in the small breakout groups or the large group.

### **ASSETS**

#### **Historic & Cultural Resources**

- Historical architecture
- Historical features
- Architectural design in villages important.
- Historic houses
- Villages – historic aspects

#### **Population & Demographics**

- Diversity of population
- People and diversity
- Population
- Second homes

#### **Community Services, Facilities, Infrastructure & Support**

- Paved or unpaved roads
- Financially viable – good tax base
- Regulations may help community

#### **Economics & Business**

- Small scale business
- Low-impact, small-scale business

#### **Neighborhood Areas & Development Patterns**

- Mix of town + country
- Proximity to other areas
- Character – small, quiet, beautiful, friendly, safe
- Village centers special
- Architectural design in villages is important.

#### **Natural Resources, Open Space, and Recreation**

- Physical beauty of town
- Water quality
- Rural character – retain approaches, entrances to villages
- Natural beauty – streams, wetlands
- Open space
- Open space (rural)
- Rural roads
- Nature
- Open spaces, protected land, recreation
- Rural character

## **PROBLEMS**

### Population & Demographics

- Lack of young people – related to jobs, housing
- No sense of community
- Lack of townwide communication
- No regional cooperation
- Lack of community spirit

### Community Services, Facilities, Infrastructure & Support

- Water & sewerage issues – cost, increases development pressure
- Water sources and how it affects residents
- Septic and sewer
- Septic systems – rule-bending during siting
- Tax revenue
- Rising taxes and oversight
- Complexity of even modest improvements
- Regulations hurt the tax base
- Littering is a problem
- Regulate junk
- Traffic – trucks esp., # highway issue, speeding
- Traffic in S. Egremont
- Traffic generally
- Speed of traffic in village
- Paving dirt roads
- Lack of youth and elderly services

### Business & Economics

- Local employment lacking
- Lack of business zoning (and other kinds)

### Housing

- Lack of housing affordability, jobs
- Cost of housing
- Cost of living forcing people to leave
- Affordable housing for our children.

### Neighborhood Areas & Development Patterns

- Deterioration of town centers
- Vacant buildings in village
- Aesthetics
- Deterioration of village buildings

### Natural Resources, Open Space, & Recreation

- Water quality
- Water quality threats
- Lack of access to water + swimming
- No ridge plan

### Sustainable Land Use

- Inadequate zoning – need commercial + cluster
- Just one zone type (all by special permits)
- Lack of sufficient zoning – open space
- Current zoning not working right – primarily in village districts

- Threat of inappropriate businesses in some areas
- Threat of large scale development
- Poor uses of open space

## ACTIONS

### Historic & Cultural Resources

- Historic district bylaw
- Fix up historic buildings in village
- More active historical commission
- Development committee (Encourage arts)

### Population & Demographics

- Working to gain community spirit – dissolve current animosity between perm. + part-time residents
- Second homeowners being involved in town committees
- Encourage year round residence

### Community Services, Facilities, Infrastructure, & Support

- Raise taxes and help people who can't afford costs
- Tax new construction
- Low interest loans to help private achieve public goals
- Limit steepness of driveways
- Discourage littering with a fine
- No townwide public utilities (sewer/water)

### Economics & Business

- S. Egremont ok for small-scale biz; N. Eg – no
- Concentrate biz in villages – encourage home-based low-impact biz
- Permit or encourage limited, low-impact business in villages, certain places on 23
- Low impact = low traffic, 9-5, buffered from residential
- Chamber of Commerce to encourage desired types of business
- Site businesses in existing buildings

### Housing

- Affordable housing without raising taxes
- Affordable housing – cluster dev., on land w/ deed restrictions, low-interest loans to 1<sup>st</sup> home owners, apartments in village in existing buildings

### Neighborhood Areas & Development Patterns

- Village beautification – sidewalks, trees, paint signs, etc.
- Include # routes in scenic standards
- Sidewalks in village
- Design standards in village

### Natural Resources, Open Space, & Recreation

- Buying land/ development rights thru tax increase
- Land trust should buy land/ development rights
- State should purchase land, designate critical areas, APRs
- Preserve open space + views thru regulation
- Preserve open space using state funding & local incentives
- Encourage agriculture in current open space
- Protect roads (as scenic & recreational resource)

- Adopt ridge bylaw
- Control cell towers
- Maintain clean water – active plan for doing so
- Encourage low-impact environmental activities/use – Prospect Lake, French Park trails
- Volunteer supervision (recreation)
- Public access to lake
- Access to prospect lake
- More community activities – picnic

#### Land Use

- Zoning changes – cluster, defining commercial
- Rational, agreed upon zoning
- Business-driven zoning
- Control large scale development

#### Implementation

- Complete Master Plan and follow through with zoning and other regulatory tools changes with goal of maintaining rural diversity and character and environmental integrity and S. Egremont Village distinctness.
- Encourage community involvement through focus groups community newsletter at least 4 times a year with inclusion of 2<sup>nd</sup> homeowners perhaps through sat. am meetings
- Public meetings on weekends
- More info on tax & conservation, development, how they relate
- Regionalization

# EGREMONT PLANNING FORUM COMMENT SHEET

Please give us your comments before you leave the workshop. This is your chance to give us important input before we begin drafting the Master Plan. Please deposit this form in the box on the Registration Table on your way out. Thank you very much!

1. What do you think are the most important issues and challenges that the Town should address as it plans for the future of its villages and countryside?
  
  
  
  
  
  
  
  
  
  
2. What are the most important actions the Town should be taking in the next five to ten years to deal with these challenges? These can, but need not, be actions that were discussed in the workshop.
  
  
  
  
  
  
  
  
  
  
3. Did you find this workshop to be a worthwhile way to spend your morning and contribute to the Town's planning process? Do you have any suggestions to improve it?
  
  
  
  
  
  
  
  
  
  
4. Do you have any other comments? *(Please feel free to continue your response on the other side of this sheet.)*

NAME (OPTIONAL): \_\_\_\_\_



## **COMMENT SHEETS**

Note: This is a verbatim transcription of the comment sheets participants filled out at the end of the workshop, organized by topic.

### **IMPORTANT ISSUES TO ADDRESS**

#### **Community Services, Facilities, Infrastructure & Support**

- Limited sewer
- Infrastructure (water/sewers/roads)
- Slowing down traffic.

#### **Economics & Business**

- Sustainable, non-invasive, low-impact economic development while protecting the rural character and total scenic beauty of the town.
- Business development districts
- As discussed, ruralness + open space nature of town spur small business development, especially in S. Egremont village.

#### **Housing**

- Affordable housing
- Affordable housing for low incomes.
- Considering "cluster housing" for seniors.
- Affordable housing
- Starter homes – there aren't any more.

#### **Neighborhood Areas & Development Patterns**

- Help S. Egremont village overcome deterioration now.
- How "downtown" S. Egremont can be developed in a low-impact attractive manner – e.g. attracting select businesses, sidewalks.
- Village feeling
- Preservation of character
- Identifying village centers.

#### **Natural Resources, Open Space & Recreation**

- Environmental issues
- The most important thing is to protect the natural beauty and biodiversity of the environment.
- Protect water quality & enhance recreation.
- Permit access to Prospect Lake – beach for Egremont residents (similar to Lake Garfield in Monterey's restriction to town residents).
- Also, a community center with programs for kids and elderly.
- Keeping roadsides clear, available for biking, walking.
- Responsible environmental facilities access/activities
- Water quality – supply & disposal
- Maintaining the character of this community while discouraging degrading development; i.e. water quality assurance: water supply, sewage disposal, water resource.
- I am very concerned with environmental issues. How properties can be protected by water run-off of waste in people's property. Clean water, air + land should be very important. Our environment cannot be disdained.
- Preserve open space, wildlife, and low impact recreation such as hiking.
- Open space
- Open space retention.
- Keeping it rural
- Fund to protect open land by buying development rights
- Maintaining open space + rural character + scale

- Balancing open space w/ need of farmers/ large landowners to stay in business or get a fair return on their investment when they choose to leave
- Preserve farming.
- Definition & preservation of open spaces, including access.
- Preserving our ridges, pastures.
- Protect + maintain open spaces
- Keeping our farms viable/ sustainable.
- Limited new construction

#### Sustainable Land Use

- Zoning – to protect water
- Zone bylaws
- Zoning revisions & improvement
- Stricter zoning to not develop open spaces
- Need for zoning

#### Implementation

- Involve 2<sup>nd</sup> homeowners in town committees.
- Master Plan implementation.

### **IMPORTANT ACTIONS TO TAKE**

#### Historic & Cultural Resources

- Creation of a reserve fund for maintenance and restoration of historic areas and houses.

#### Population & Demographics

- Create yearly community events to enhance community.
- Town picnic, races, some historic celebration, etc.
- Try to develop a "Town Community" a core – a spirit by having more community events– community bike trails. We don't do anything as a town.

#### Community Services, Facilities, Infrastructure & Support

- No lights + light restriction.
- Expedition of improvement projects approval
- Shared septic system for Prospect Lake.

#### Housing

- Affordable housing plan to include aesthetics.
- Affordable housing for seniors + younger residents
- Investigate the "Community Land Trust" concept to keep houses affordable for our kids.
- Work with State to make it possible for a person to BUY one of the houses in the Jug End Reservation because otherwise they will fall into complete disrepair – no one would invest in the houses the way it is structured now.

#### Economics & Business

- Development committee.
- Create Development Committee- overall ongoing marketing plan – implement it and review it to promote Egremont + attract business.
- Small business encouragement.
- Business development in a low impact way.
- Form a committee for business development control.
- Allow more opportunities in the villages.
- Encourage low impact business growth concentrated in village district.

- Encourage investment with a commercial zone on rte. 23
- Low interest loans for businesses in the town. Reason – a small business, especially in the arts, does not have the funds for the extra repairs that are needed to many of the buildings in town.

#### Neighborhood Areas & Development Patterns

- Village building upkeep.
- Beautify center of S. Egremont.
- Sign + façade ordinances.
- Implement architectural regulations to prevent inappropriate constructions (7-11, McDonalds, etc.)
- Strengthen the village units

#### Natural Resources. Open Space & Recreation

- Join/approve Mass. ridgeline protection act.
- Scenic Mountain Act – less than 1 acre zoning
- Open space
- Open space plan
- Identify "open spaces" currently available and encourage low impact use by the citizens.
- Keep houses at the fringe of tillable acres.
- Develop a plan to save tillable acreage by leases or renting.
- Create a 2% tax increase fund – that is then used to buy up development rights so we can preserve our farms and open spaces – so we can continue to have farms.

#### Sustainable Land Use

- Zoning plan
- Adequate zoning based on the master plan.
- Zoning.
- Enact comprehensive zoning regulations.
- Zoning that will preserve open spaces.
- Decisions must be made regarding cluster hsg. – well planned and zoned.
- Restrict development. Research alternatives to Title V such as compost toilets. Co-housing is a very good way to promote community with less development impact.
- Implement zoning district
- Control development through pre-emptive zoning.
- Enact sensible zoning.
- Overall zoning – a plan for residential and possible commercial usage – cluster housing.
- Rational development of commercial zoning.
- Create levels of zoning – commercial, residential, agricultural

#### Implementation

- A major concern is that we not move on important ideas until we study what their impact would be.
- Town meetings should be scheduled so that 2<sup>nd</sup> homeowners can participate.
- Better community communication.
- Meetings that 2<sup>nd</sup> home people can attend + become involved.
- More workshops/meetings.
- Complete Master plan
- Enact Master Plan
- Monitor, enforce, evolve plan.
- More communication on these matters with the community as a whole.
- Raise funds to pay for communication with the entire town.
- Work regionally.
- The fact that such a good number of caring and thinking second-home owners came underlines the need for Saturday meetings.
- Communicate progress on a timely basis with residents.

- Identify most important actions and take "immediate" action.
- Challenge villagers to take action and to attend action meetings.
- I don't feel it is fair that 2<sup>nd</sup> home residents do not have equal voting rights on town matters. I would think our taxes would entitle us to community members.
- We need to start now – we've all seen problems, we've addressed them, and we need to create active committees that will implement our ideas.

**OTHER COMMENTS:**

- Great idea to get people together, take next step, meet again.
- It was very well organized + facilitated. I wish more people had attended.
- Internet access is a good idea to encourage communication.
- Report to residents about ongoing process through newspapers or letters etc. Keep people feeling empowered!
- Good format – needs next steps and follow-up
- Have more fun – open with an activity to unify the group. The agenda go in the way of open communication.
- Leadership groups should be identified.
- Increase participation
- Saturday morning is not the best time. I would prefer 2 or 3 evening sessions.
- Absolutely. Finally! We need to get together to create a cohesive community.
- Affordable housing committee: [efssociety@aol.com](mailto:efssociety@aol.com) (Susan Witt)
- Under zoning by-laws, I feel the junk law should be re-instated to try to pass in town meeting.
- I'd be happy to work on networking re: low impact and sustainable development issues (Bruce McCarter)
- Issues I'd like to work on: Prospect Lake access, roadside cleanup, soliciting appropriate businesses in S. Eg (Marion Jansen, 528-5195)
- Put maps and info on website; use e-mail
- Interested in working on internet pieces (Bill Tynan [billtyn@aol.com](mailto:billtyn@aol.com))
- People who did not attend today may find they have more interest if informed about what they missed.
- This is a start. I would participate in another one of these. Good to have BRPC here – maybe Egremont should have its own website – interactive – so this could be an ongoing process where we contribute whenever we visit the website. Also a Regional plan might be something we should consider having a part of.

# APPENDIX E

## Community Input

### 3. Forum on North Egremont

**North Egremont Forum**  
**February 1, 2001**  
**7:00 PM at Town Hall**

Eilene Vining, Chair Master Plan Committee  
Joellyn Gregory, BRPC  
Lynn Wood, member at large  
Sandra Martin, member from Board of Health (recording)  
Joan Goodkind, Planning Board, absent  
Chuck Ogden, Select Board absent  
Bob Caine, Planning Committee  
Mr. and Mrs. Paukulis, Mountain View  
Richard Burdsall, Baldwin Hill B&B  
Marion Jansen, Silo B&B  
Grace Moyer, Boice Road  
Mr. and Mrs. Robert Warner, General Knox Lane  
James Nicoll Cooper, Historic Commission  
Bill Wood, Rt 23  
Craig Elliott, Egremont Store  
Richard Allen, Prospect Lake

Introduction by Eilene Vining explaining the Master Plan process and the series of public forums that we will be having.

Joellyn passed out the attached questionnaire that everyone was asked to fill out for ten minutes before opening the discussion.

**1. What is the North Egremont Village? What is a village?**

- North Egremont is not a village, it is a thoroughfare. It doesn't have landscaping and a safe place for children to play. It must be able to grow, without that aspect it can't be a village. There's no place to drink coffee or magazines and books.
- Villages are made by the people that are in them.

Is this the start of a village?

- Yes, but it must have more land area. But the highway and river are restrictive.
- The country store and post office make this a village. This is very special and should only be extended very carefully.
- The Town hall and fire company are also important and help make the village. For me the village begins there. I would also like a place to meet and talk.
- By definition, forty years ago, this was more of a village with the Town Hall and fire department in the village center. There were more children. Prospect Lake Park was more connected to the village. For a quarter you could go in and spend the day there. The store served meat and more items. It is not a village anymore.

What are the boundaries of the North Egremont village?

- The area is larger than the store, though the store is the core. It is not a tightly knit European village, but we have to include the Lake and the Town Hall. You can't divorce these areas from the Village. Expand your vision to include these areas.
- Aren't you starting with the concept that the Town of Egremont is not all the same community. The whole Town is one community, one village.
- The whole Town is two communities. A village has houses closer together with commercial uses though it.

Does it feel like a village? What makes it feel like a village?

- The post office is now two thirds second home owners and one third full-time, the opposite of what it was 20 years ago. The natives can't afford to live here.
- People don't know each other and help each other. This whole economy is based on tourism. That is a past mistake, we shouldn't repeat.
- Tourism was the savior of Egremont, without it we would have nothing.
- Familiar people and businesses make a village. There are virtually no kids in the village anymore. People aren't bonding.
- Our current zoning code makes it impossible to build a village. We stopped the villages from growing and may have stopped lower cost houses. We couldn't build either village today under our current code.
- Part of the problem in Egremont is that we have two villages. We can't forget that Egremont is the whole town. We should promote a single Town and not the different villages. It is the postal department that created the distinction. Historically there may have been two villages, but we are one Town and we should only consider this as one village with different areas.
- The concentration of buildings makes this a village. North Egremont is different than Baldwin Hill and should remain different.
- South Egremont is much more a potential village. Rt 71 is too straight; there are curves in Rt 23.
- No sidewalks make North Egremont more of a village.
- When South Egremont lost the general store, the South Village lost its center.

## 2. What are the strengths in the North Village? What are the positives?

- I like the intimacy and the services that here now. I like to go and see the people talking to each other. It is the people again and a feeling of safety.
- The Country Store is the hub of the village and it should remain.
- The historic feel is nice. The public park, restaurant and Green River also contribute to the village feeling. The village loses building lots if they don't have 150 feet of frontage. It would be nice to have new houses on smaller frontage lots. You have too if you are going to have a village.
- I like not having sidewalks. We shouldn't let the State make us put in sidewalks.

## 3. What are the negative aspects?

- We don't have any village zoning. This is a problem. We should have zoning aimed at protecting and promoting the village.

-If someone wanted to build a coffee shop, they couldn't do that without going through the special permit process which can take forever. Maybe we could save the old barn with a business use.

Do we want to create more of a village or keep it rural?

-Water quality and sewer problems are problems in the North Village. In South village, we have public water which takes away the water problem. There are a string of polluted wells in the North Egremont village. We should consider providing common wells that are tested and monitored instead of individual onsite ones. I don't ever see a public septic system in North Egremont. At some point we will have it in South Village. The greatest threat to the village is the loss of schools, churches, people who interact with each other. That is what you need to foster that sense of community.

-It is true that I have neighbors that I don't know, but I should.

-Don't lose the post office. We should all fight to keep it. Without it we will lose the village.

-The lack of affordable housing is a threat. The lack of residents is a problem.

-What is affordable housing?

-A single house has to rent for less than \$1000. per month. We need to think apartments.

-The Town looked at building affordable housing project, but decided that they wanted to only offer it to Town people. Peter Goldberg is trying to get an affordable housing committee together.

-Our bylaws should allow for two-family housing on small lots.

-We could let older homes be converted and not change the character of the Town.

-Some people may not fit into a village. We don't want to force people to live in the village if they don't want to be there. Some people want to be able to walk to their services and some want rural.

-Elders turned down living behind the Town Hall because they couldn't walk anywhere.

-Echo housing is a temporary housing unit that is only placed on the lot for a short time while the family needed. Because of the lack of sewers, it was seen as not practical.

**4. What is your vision for the "village" area? Do you see it as continuing as a rural area or would you allow for a village zoning.**

-The village already exists.

Do you want there to be more of it? Do we want to restrict it to the core area or anywhere in the "village" area?

-Who are we serving?

-Can we keep families here.

-Could we could put a fountain in the middle of the road (Rt. 71) to slow things down.

-If we could develop a library and coffee shop in the barn it would be nice.

-Can we support any more business?

-Can we work to have children into the village

-Can we bring in lower cost housing

-If we increase the population, that will support more businesses. We have to work with what we have. You can't force services to come if no one lives here to use them.



of the village

- When people retire here, they may become full time residents that are older without children
- These people will only be here in the summer and in Florida in the winter.
- For affordable housing, we need a job market.
- We actually have a fair number of jobs available in Town. We don't need the jobs here. People can commute into the other towns.
- Create an atmosphere where two family housing could exist. People could convert their older homes into apartments when they don't need the space any longer. Then they could afford to stay in their homes.

##### **5. What do you really want for the future in the North Village?**

- There is a lack of children because the regional school took them away. We should look for ways to bring the mothers and children back to the village.
- All the mothers are working.
- It would still be nice to have a place for young families
- What is the population of North Egremont? Maybe 400.
- We like the village the way its is now.
- We should be careful that we don't try to freeze the village the way it is now. It has to have room to change. The viability of the store should be considered so that 10 years from now it is still prosperous.
- What actions can we take to protect the post office? In the past nothing helped. The 60 minutes show is what saved us. They have already set up the RD 3 and 4. They are setting up to take away the post office.
- It seems that the Board of Health restricts things.
- If we could use shared septic systems and wells, we could have smaller lots.
- Wouldn't we rather just have the smaller lots by special permit?
- What about the look of the buildings?
- We could have zoning to protect the look of business properties.
- North Egremont is different from South Egremont. It is not a village, it is a residential area with a store and post office.
- If it is commercial property, it will always be commercial property. Then there will be commercial creep and you can't stop it from taking over the area.
- We don't want boutique businesses taking over the village.

Meeting was adjourned at 9:00 PM with thanks from the Committee to everyone who made the time to attend.

Questionnaires were collected.



# APPENDIX E

## Community Input

### 4. Forum on South Egremont

**Egremont Master Plan Forum**  
**March 8, 2001**  
**7:00 PM at South Egremont Church**

(Next Master Plan Meeting is March 15 at 7:00 PM)

**Committee Present:**

Joellyn Gregory, BRPC  
Eilene Vining, Chair Master Planning Committee  
Joan Goodkind, Planning Board  
Nick Cooper, Historic Commission, South Egremont  
Sandra Martin, member from Board of Health (recording)

**Committee Absent:**

Chuck Odgen, Select Board  
Lynn Wood, member-at-large  
Bill Turner, Fire Department  
Marthe Piper, conservation Commission  
Elliott Snyder, ZBA

**Residents Present:**

Nancy DuVall, Board of Health, South Egremont  
Grace Moyer, Library Board, North Egremont  
Betty Duryea, Historic Commission, South Egremont  
Margaret ~~Cauder~~<sup>Candler</sup>, South Egremont  
Susan Bachelder, South Egremont  
Brigid Flynn, North Egremont  
Bernard Haekel, Sewer Study Committee, North Egremont  
Sally and George Caldwell, Librarian and Assessor  
Dave Campbell, Select Board, South Egremont  
Ted Vining, Conservation, South Egremont

**South Egremont Village Discussion**

Introduction by Joellyn explaining about the Master Plan Process

**1. Where is the South Egremont Village?**

- There are Historic District signs at Creamery Road, Sheffield Road and west on Rt 23 marking the village.
- Berkshire Greens should be included.
- Then Pine Crest Hill should be included.
- This discussion would be relevant if the villages would have a different zoning than other areas of Town.
- The village would be an area of similar uses rather than an economic zone
- We may not want to keep the economic uses along the main street. People may want to live in a village, but wouldn't want business next to them.

- A village may have denser residential areas as well as business uses.
- This Master Plan is not binding on the Selectmen, but can be used to defend the decisions of the Select Board. The Town ultimately must vote on any enforcement laws
- The Master Plan only has to be approved by the Planning Board. We might have a special Town Meeting to look at the Master Plan
- Density often defines the village area.

## 2. What do we like about South Village?

- South Village seems under siege right now. It is in the heart of South Egremont. There are many places for sale in the center of the village. This church may be at risk too.
- I like the way the village looks now. The anchors in the village are the church, the post office, the Old Mill, the school house, Kenver Limited, Egremont Inn, and the Library.
- The buildings are South Egremont Village, that along with the people.
- The School because we went there. The buildings look pretty much the same as they did 30 years ago. People have been very respectful when converting buildings to other uses.
- The meandering road adds to the charm of the village.
- 25 miles/ hour is needed to keep the village safe.
- All of the growth up the hill towards New York is new.
- The bank is new, but well done. It also helped the Old Mill by providing parking. Again this change was done very respectfully.
- The Village Green is very appreciated
- Karnar Brook is a real asset.
- The cemetery next to the library is important
- South Egremont had a civic association 40 years ago that cleaned up the village and started the momentum for keeping the village nice.

How do you feel about residences being converted to businesses?

- There is not too much room for change in the Village
- We are probably making it easier for changes than we may want to.
- We are trying to find out what people want.
- We could create historic regulations to protect the village
- The pressure for development is already on us.
- Positive is a mix of private homes with commercial
- Positive that we have a modern water supply in the village

## 3. What are the things we don't like about the village?

- Empty buildings, they become eyesores. If the whole village became commercial, you would have more empty buildings and be more at risk.
- The lack of good traffic patterns in the Village, especially around the new post office.
- There is no division between the highway and parking areas. This makes traffic patterns unsafe.
- The village accommodates several stores.
- Lack of a public sewer is a problem

- The Board of Health has a Sewer Committee that is studying the problem. There will be a warrant item in May at the Town Meeting asking for \$40,000 to study the issue.
- Some of the empty buildings may be empty because they won't pass a Title V inspection.
- The new post office will create another empty building
- I feel the lack of a gas station. During the storms the snow plowers have to go into Great Barrington for gas every few hours.
- Gas Stations are so ugly.
- There are service stations on Cape Cod that are nice looking.
- It may be impossible today to put a gas station into south village and conform to all of the environmental issues along a stream.
- The buildings are so expensive that people have to do more to market their goods to keep up with the costs. Are we going to see more of this?
- The Town has turned down several uses for some of the empty buildings.
- What can the Town do to regulate real estate prices?
- Not much, but we can provide support for creating civic pride and a vision.
- We have almost no affordable housing. It is a shame that young people can't move in here.
- Affordable means different things in different areas.

#### **4. What is your vision for the village in ten or twenty years?**

- no traffic lights
- with a quaint gas station
- a central square or place that people can gather
- when the post office moves, the center of the village will become more vehicular
- have a more pedestrian feel
- no one clears the sidewalks in winter and they are not continuous
- the old sidewalks were marble and are buried under grass now. We should uncover them.
- have a sewer
- keep the cafes
- we could use a laundry
- book store is missing
- we don't want the village too commercial
- we don't want franchise businesses, we want to keep local ownership

Would you like to see the village continue to provide services for the residents as well as some tourists?

- Some of these business serve both tourists and residents.
- We don't want to become tourist oriented
- New businesses and in-fill construction should keep the same character as what exists.
- What about spacing? We have single buildings that don't touch. We have sideline setbacks. Do we still want that?
- The buildings should be close together.
- People like the historic character of the village and the spacing. We should preserve that feeling.

- We could set up a zoning bylaw that would regulate the scale of the buildings.
- I would like to not have any empty buildings.
- We want a viable village.
- Do we want more buildings?
- I would like to see the villages fortified, more functional. It may take some of the pressure off the rural areas if the villages are more liveable. I would like to keep the open spaces open. We need to address the sewer issue. It is going to cost the Town something.
- We want the residences to be desirable and occupied.
- We want to feel the village is thriving. People are living and working there.
- We could use something like a chamber of commerce to encourage appropriate growth and care of the old buildings.
- We need good phone lines.
- The more problems we eliminate in the village, the faster buildings will be re-used when they become vacant.
- We should encourage e-businesses.
- We want the buildings to be maintained.
- Maybe the buildings could be mixed uses.
- If business can be located anywhere, when they come on the market, nobody can afford to keep a residence in the building.

#### **What can we do to bring about this vision?**

The residents who live here have a right to have the village they want.

- We need to update the infrastructure
  - We need a sewer system, Tele-communications abilities.
  - Who is going to pay for this?
  - Burying utility lines in the historic district would be nice when we are doing the sewers.
  - Would not like to see any of the roads widened
  - Encourage pedestrian crossings
  - Encourage village feeling to begin at the Weathervane Inn and Creamery Road
  - Sidewalks should be more continuous
  - Keep slowing down the traffic and narrowing the road to create a more pedestrian friendly village
  - Would people like to see some zoning to promote the village.
  - The bylaw that requires 150 ft of frontage is not appropriate in the village.
  - How does one afford protection for the historic buildings
  - Europe doesn't allow building in the rural areas, instead concentrating in the villages.
  - The transfer of development rights from the rural areas to the villages, would help to conserve open space
- Would the Town accept a historic design district?
- We would have to ask the villagers what they think.
  - We should look at other forms of public transportation to help people stay in their houses.
  - The solution to affordable housing is to have transportation from the housing to the jobs.

7. Meeting concluded at 9:10 PM with thanks to everyone for coming out.





# APPENDIX E

## Community Input

### 5. Forum on Rural Areas

Egremont Master Plan Committee  
April 2, 2001  
7:00 PM at North Egremont Fire Station

Joellyn Gregory, BRPC(absent)  
Eilene Vining, Chair Master Plan Committee  
Lynn Wood, member at large (absent)  
Sandra Martin, member from Board of Health (recording)  
Elliott Snyder, ZBA (absent)  
Joan Goodkind, Planning Board(absent)  
James Nicoll Cooper, Historic Commission (absent)  
Chuck Ogden, Select Board  
Marthe Piper, Conservation Commission (absent)  
Bill Turner, Fire Department (absent)

Residents Present:

Rena Orver, McGee Road  
Del Kinney, McGee Road  
Tom Sierau, Boice Road  
David Katzenstein, Mountain View  
Ted Vining, Jug End Rd.  
Charles Proctor, Baldwin Hill  
Carol Land, Jug End  
Richard Allen, Second St.  
Peter Goldberg, Select Board  
David Campbell, Select Board  
Peter Barrett, Locust Hill Road  
Brigid Flynn, Egremont Plain Rd  
Bernhard Haeckel, Egremont Plain Rd.  
Vince Murphy, Baldwin Hill  
Steve Cohen, Mt. Washington Rd.  
Bruce McCarter, Jug End  
Reena Bucknell, police chief  
Bill Wood, Hillsdale Rd  
Bob Caine, Hillsdale Rd  
Carole Landan, Jug End Rd.  
Joan Sussman, Egremont Plain Rd

Eilene Vining gave an introduction to the Master Plan process, outlining what has happened to date in the Master Plan process.

**What makes the rural areas different from the villages? Where are the rural areas?**

-Rural is a relative concept. Compared to Pittsfield, the whole Town is rural.

The whole Town is now one zone. If we want to designate different zoning in different parts of Town, then we need to decide which areas we want more rural

-The Fire Department is concerned with the lack of affordable housing. We don't have any houses that young families can afford. Maybe we should not have been so against the Jug End Development.

-600 houses on 1100 acres doesn't sound so bad to me. Egremont has to allow for affordable housing. We are becoming a Town of old people.

We need new, young people moving in..

The Jug End development was for expensive second homeowners, not young families.

Peter Goldberg is heading up an initiative to discuss affordable housing in Egremont.

-If I were a developer, I would hesitate to come to Egremont because it would take too long to get approval, if ever.

-There are some alternative models where you can have a small housing development of cluster housing, saving open space.

The Town did develop an open space model in the Jug End District.

-I think that the whole Town is concerned about affordable housing. A lot of people don't want to live in apartments. They want a house. The people in Town already have the right attitude about affordable housing.

-I think people have the idea that Egremont is a tough town in which to get anything approved. Let us move beyond the issue of affordable housing.

-The State is funding this project. What kind of guidance does the State give on this issue? What are other people doing? Why should we invent the wheel?

We have been approved by the State for a \$30,000 grant to look at this issue along with open space and zoning.

-We have a report called Growth Management Statistics that we can reference.

-What happened as a result? We had a good By-Law created at Jug End. First you need a good developer. This is a good cluster housing By-Law. The scenic issues, housing issues, water quality issues, etc were all addressed in this district.

Are any of these issue important or is only housing important?

-If a monster house goes into a field, that is the end forever of food production. Fortify the villages. people will want to live in the villages and take the pressure off of the rural areas.

-What do you do if a farmer wants to subdivide his property and sell off his land? I have a moral issue with taking someone else's property rights without paying for it.

There are incentives that could make it more attractive for a farmer to want to do other things with his property.

-The same can be said about forests and preserving forest land.

-You are not just taking it out of production, you are erasing it from the view.

-In 1987 the study identifies affordable housing, protection of the quality of life and agriculture, etc. as important issues. The first issue is the most important. The Town Boards are tough.

-The opportunities for recreation like the bike traffic on Rt 71 worries me. We should plan for this and other recreational activities. Rt 71 as a bike route seems like a disaster waiting to happen.

Public access to private land is a difficult issue.

-Does the Town have public access to Prospect Lake?

This was one of the issue in the Open Space and Recreation Plan

-The soothing views and lack of pressure to get somewhere is one of the best parts of living here. The feeling of safety.

-Develop the village centers without usurping property rights and take some of the pressure off of the farms.

-Views have been mentioned often. I like to see the views on Baldwin Hill too. Now you see houses on Baldwin Hill as well as the views. Some people haven't built yet, but now if you haven't yet built, we can't tell them it is too late.

-People on Prospect Lake can't build any longer because of the change of laws. That isn't fair.

-People can't build because of health issues. It used to be legal to dump PCBs but we can't do that any longer either. You have to weigh the public health against private rights.

- Protect agriculture, views, recreation, affordable housing. What else?
- Protecting agriculture can have an effect on my farm. Are you preserving agriculture or open space. We all have different definitions of open space. Is it just something without a house? Or is it a farm. Yes. I want to preserve farming. The best way is to make sure the farmer has a good income. You can't have agriculture if it is not economically viable. You can't just create an agricultural zone and keep agriculture active. I am interested in how we will let me keep my land values while encouraging farming.
  - How does an agriculture zone inhibit agriculture?
  - If you say that there can be nothing but agriculture, then my retirement fund is not worth as much and I have to go some place else so I can save for my future.
  - This is a guide for future planning. This is not the plan
  - Zoning Bylaws in Mass have created agricultural districts. It gets to the point that you can't farm and can't sell your property for housing, then my land is not worth as much as it is now. When farms are surrounded by housing, farming is more difficult, people don't understand farming practices and farm equipment. I want to keep all of my options open.
  - Trees are not good for farmers.
  - We defeated that at Town Meeting last year.
  - How about allowing 5 acre parcels in a agricultural district. Would this make your land saleable?
  - We don't want to feel like Pittsfield. Highest value on Baldwin Hill would probably be 10 to 20 acre lots. I like cluster housing, but I like my flexibility more.
  - Zoning always makes some properties worth more and some worth less.
  - Rules are OK, but Boards with too much power are not good.
  - Thinking about the future, we each want to have the right to do on our own property what we want, but we need to think about what is the best for the Town.
  - It is not a good business decision to sell the development rights to our farm. We don't have prime agriculture market. We have too much clay. It is really only good for dairy farming.
  - Should we have businesses anywhere in Town. Zoning means that you can have an expectation of what will happen next to you. We are now one zone.
  - There are certain businesses that could help our tax base, that are clean, low traffic.
  - Our villages have business in them, but they are not zoned commercial. Good zoning is a good set of rules that leaves the least discretion possible.
  - We should have commercial zones in the areas that already have commercial zones.
  - We should allow business in the other parts of Town.
  - Existing businesses can continue, they are grandfathered. We should not allow new business in any other areas of Town. We should only encourage business in the villages. I think a business next to me would destroy the livability of my home. That is the function of zoning.
  - One aspect that makes us an attractive New England town, we should keep a distinction between the developed and undeveloped areas, instead of being homogenous.
  - Retailers want to be in a focused area. The main roads like Rts 23 and 71 are the probably the more attractive areas for businesses. We could have a discussion on light and ultra light industries. We should consider allowing very light industry like potters, and B&B's in the rural areas. Some can be very attractive in a rural area. Big businesses with big parking lots would not be appropriate.
  - Rts 23 and 71 are mostly residences, not businesses. We who live there want to keep the area rural without businesses.
  - These roads are the logical high traffic sites.
  - What ever happened to doing your own thing on your own property?
  - We have a problem with a lack of sewer system. People in south village, can't afford the water and don't have sewers, so we have a problem expanding the village centers.
  - We are going to have to consider sewers at some point.

It is so difficult to get businesses in Town. What can we do? We have so many empty buildings in South Village.

Would there be areas in Town where no business would be allowed.

- The prices are high for these vacant stores in the village. Most of us agree that we want businesses in the villages. People can have home businesses right now. We should continue to allow that.
  - We should be able to look at what is the impact of the proposed business.
  - What is wrong with an office building anywhere?
  - None of us want a business next to us. We have no enforcement in Town if people don't keep their agreements. Any commercial use outside of the villages should be prohibited.
  - We don't have a suburb of Boston. We have large lots. If the guy next to me wants to put in something commercial, I should not object.
  - We have to look at everybody's property values.
  - I live on Rt 23 with an in home business. If we want to make Rt 23 like Lee, I will sell my home and move.
  - Zoning is a very important thing. People who will come here, will know the new rules.
  - The opposition is from people who have been here all of their lives. They want to be able to do what they have always been able to do. The problem is to keep people living here. They can travel to work. Local people feel they are being driven out by high prices.
  - If we created an agriculture zone that allows one acre lots, what would that do?
  - The special permit system is good for the rural areas. We could create some zones in the villages.
  - The problem with the special permit process is that there are usually many more approvals and very few denials.
  - Special permits are granted with conditions that regulate the applicants. It would be better to have spelled out the standards or not allow any changes.
- Under Mass law you have to say what you allow.
- How do we pull all of this together?
- The uniqueness and beauty makes Egremont special and we want to protect it. There is a whole new trend coming to South County. Everybody knows where the commercial properties are. The Boards deserve credit for keeping a lid on the activity. We just need to know the ground rules.
  - There are 40 commercial places along Rt. 23. We need commercial zones in the villages.
  - Everybody knows we need affordable housing. You can set aside limited areas with very strict cluster rules. Too many of these and you destroy the rural character of the Town. The only affordable areas you can install multiple unit septic systems is in the rural areas.
- If the Town purchased Procter's Farm, you would have an area for affordable housing. The Town should look at buying land. If you spread the costs among all of the people, it would be affordable.
- This would burden the elderly and poorer residents.
  - Lets do a long term bond issue to buy land.
  - There should be an incentive program for new housing to keep the housing clustered to preserve a large portion available for forest or farmland.
  - Make agriculture zoning available to encourage the preservation of land.
- Meeting adjourned at 9:00 PM



# APPENDIX E

## Community Input

### 6. Written Comments during Survey and Forum Process





**S. P. BACHELDER**

January 7, 2000

Main Street  
South Egremont, MA 01258  
(413) 528-6505 fax (413) 528-6147

Dear Eileen:

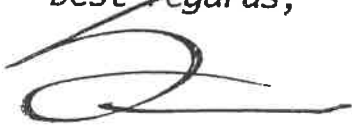
How happy I was to see your letter of the 6th. I had just realized at Christmas that our entire downtown is up for sale and that the character of our town for the next generation at least will be greatly influenced in the transfer of these properties.

One of the reasons that I enjoy being in this town is that, as with the water department, when there is a true need, people of intelligence and foresight recognize it and move to act upon it. I only hope that we are not too late.

I am aware that our historic designation affords no legal protections for our town, but perhaps if there is a "guidelines" of some sort which we might distribute to the various brokers involved so that they understand the intentions of the town. I understand that while the renovations to the Richardson house in SoEg on Sheffield Rd. were extensive, they have made a very minimal and I think positive contribution to our square. The same holds true with the Tillet house next to the brook. These renovations appear to be done in the spirit I think we all would agree meet the community's needs and would appear to meet the owner's needs. This flexible approach must be fashioned into any law and I commend the planning board on their supervision of these properties.

While my schedule sometimes has me away more than here, I am available to you in whatever capacity you might need me. thank you for your efforts in this matter.

best regards,



Susan P. Bachelder



Ronald Summer  
180 Riverside Drive  
New York, New York 10024


145 Jug End Road  
South Egremont, Mass 01258

March 6, 2001

Egremont Master Plan Committee

What makes a village? Part of the answer is the inclusion of Village members in your meetings. You certainly understand what percentage of the S. Egremont population, to say nothing of the tax base, is weekend residents. Nevertheless, when you schedule meetings, you do not take that population into consideration. In addition to the basic fairness of having an occasional weekend meeting where many of us could participate, the Committee might find that the weekend community has some interesting ideas and can make some contribution to this process.

Sincerely,



Ron Summer

28 June 2001

To: Town of Egremont: MASTER PLAN

From: Victoria Jenssen  
3A Jenssen Road  
South Egremont, MA

Re: FUTURE ZONING AND ALTITUDE RESTRICTIONS ON BUILDING:  
The Jenssen side of the story

As a homeowner in Egremont whose aging 47 year old home is higher than 1200 feet, I have concerns about future zoning restrictions on higher altitudes for building. As well, I own lands, at present developable, which have flattish plateau lots higher than 1100. I imagine that because 1100 feet was the maximum altitude allowed for the Jug End District, 1100 feet may become Egremont's future altitude limitation. Also, I imagine ridge sites are going to come under scrutiny.

It is a fact that Route 23 at its highest point on Molasses Hill is already over 1000 feet.

In 1947, my family purchased 102.2 acres in western Egremont near Catamaount, lands which were described as farmstead in the older deeds. For example, in the 19th century, it was the Mays Farm, then the Herder Farm. We have always had the expectation that we would be able to locate dwellings on these lands. The idea that Egremont could forbid building above an arbitrary altitude, say 1100 feet, is upsetting and seems unfair and unjustified.

My parents, Carsten and Dena Jenssen, built our house in 1954 on this 15 acre mountain field purchased from Catamount Ski Area. In those days it was called the Bunce Lot by neighbors and it was known as an excellent orchard before it had become Catamount's easternmost ski-field, called "Number Twelve" after its ropetow number. Their road was built on a logging road and they bought a new Willys stationwagon with hydraulic plow to get up and down in the winters. We never expected anything from the town and we have loved living here. We enjoy a natural view of Baldwin Hill which to my childhood eyes always looked like a valley from up here. As I child I enjoyed watching the smoke from the dump burning down there too. We continued to maintain this field by mowing, fenced it for horses and a steer, and replanted some fruit trees.

My point is that this is a field with historical agricultural precedents, just like any field on Baldwin Hill, except that this field existed and continues to exist at 1250 feet. Depending on where you stand, my house is on a ridge, but depending on where you stand, so is Charlie Proctor's.

These other hilltop lands here that were part of the original Jenssen purchase, that I now own, were once fields. Some were still recognizable as meadows when I was a child. All are verifiable by walking the stonewalls which once defined these hilltop fields. That they have grown in is a testament to our lost agricultural heritage. Open spaces that were cleared with great effort in the 19th and early 20th century have been let go

to scrub. Pre-war Catamount took advantage of the hayfields of Nicholson's farm to start a ski-area, thereby preserving old agricultural lands.

For the record, lands here have been clear-cut at least twice since Europeans arrived: once for sheep farming and again for wood to make charcoal for local iron production. Anyone thinking these spindly stands are virgin forests is mistaken: they are mostly fields allowed to grow in.

My main fear is that the town is going to take an ARBITRARY altitude as the altitude restriction. I fear that Egremont may forbid any building higher than 1100 feet when Route 23 at the top of Molasses Hill is already well over 1000 feet.

Finally, I feel unjustly targetted as one of the few households, outside Jug End and Catamount, that have these high plateau fields which might be unfairly restricted. How many are we: I count at least 4 owners in my position.

# APPENDIX E

## Community Input

### 7. Master Plan Hearing April 6, 2002 and Written Comments Following

# Egremont Master Plan Public Hearing

April 6, 2002, 9:00 AM at Mt. Everett Regional High School

## ABOUT THE MASTER PLAN

<u>Welcome and Introduction</u>	<u>Eilene Vining, Chair Master Plan Com.</u>
<u>Overview of the Master Plan Process</u>	<u>Joellyn Gregory, Senior Consultant</u>
We had input from a Town wide survey and four public hearings or forums. Plan covers more areas that required by State Law.	
<u>Overview of Goals and Objectives</u>	<u>Master Plan Com.</u>
<u>Summary of Implementation Plan</u>	<u>Eilene Vining</u>
<u>What's Ahead</u>	<u>Sandra Martin</u>

Q. Is this a hearing? When do we get to the hearing process? Who is running this hearing?

A. This hearing is being presented by the Master Plan Committee. We are hearing input on the Master Plan. This is not a Planning Board Hearing. This is a hearing for discussion of the Master Plan.

Q. What is the process for approving the Master Plan?

A. The Planning Board accepts input from this meeting, the public and written comments. It is then approved by the Planning Board and sent to the State for approval. The Master Plan has no legal authority, it is only a guide.

## INPUT ON THE MASTER PLAN

<u>Discussion of Master Plan</u>	<u>Lynn Wood, Moderator</u>
	<u>Master Plan Steering Committee</u>

Where are we going? This is the most important part of the day. Use this opportunity well.

Q. This plan has many flaws and should not be adopted. We have only had 23 days to study the plan. Maps 6 & 8 should be re-drawn. Why are maps there if they can't be used for "regulatory purposes". Maps don't show Catamount. If we keep taking land off of the tax roles, the rest of the landowners must pay more.

Q. There is a lack of planning for commercial. It is anti-development and anti-business. South Egremont should be zoned business.

A. We want to keep the balance between business and residential in South Village.

Q. Questionnaires get answers, depending on the way the question is asked. I don't believe the survey. Who wrote the survey? Why aren't the comments included in the survey results? Are the surveys available? This is an anti-development Master Plan. We will end up with Williamsburg - New England.

A. What would you like to see in the Master Plan. The survey questions were standard ones used in many South County communities. The surveys are available. It was a clerical error that didn't include two pages of the survey. We didn't think about including the comments, but they will be made available.

Q. Did you read the comments?

A. Yes

Q. Can we limit heavy truck traffic in S. Egremont?

A. It is usually impossible on state funded roads to restrict trucks. There must be a clear alternate route.

Q. A couple of years ago Sheffield and Egremont limited trucks on side roads.

Q. Level of danger on our roads is great. Town should be involved in protecting bike riders and pedestrians and making our roads safer.

Q. We must keep the past in mind. The Planning Board has been obstructionist.

A. Our by-laws are too old. They have many problems.

Q. Master Plan is a great concern. Turn out is poor today. Presentation of open space and agriculture large part of plan. Is the Committee really in favor of preserving agriculture? How does the committee intend to preserve agriculture and open space? Equity cannot be stolen from large landowners in the town.

A. This is a blue print of where we want to go? We have not discussed how. That is the next stage.

Q. We own land that only has value if we can develop it. If we take value away from land owners, how do we compensate them? Large gaps in the Planning Proposal. Gaps should be filled with an addendum stating how we could accomplish these things. You should have sat down with landowners to discuss how each of them would be affected. It is just Mom and apple pie. This is the last place we still can have an effect on our lives. Dual rates of taxation automatically penalize businesses. Doesn't show any interest in helping people to do business in town. There should have been a page of comments from the survey results. People who really care write these comments.

A. The Master Plan says we should consider doing things, not that we have to do them.

Q. Critical flaw is how we are going to pay for these plans. How are we going to attract housing and businesses? How are we going to pay for all of this? It is going to cost too much. We need to take more time and sit down with leaders in town.

Q. The Community Preservation Act has resources for keeping our property values. We should not wait in taking advantage of it.

A. BRPC has done two workshops on this topic. There is more information on the web.

Q. This is a long complicated document. We need to take our time here. Boards are required to take it into account even though it has no legal force. Second homeowners are important and don't even know that it exists. April is a month that that they are not here. I have lots of comments. All comments should be accepted. The plan appears to be finished if all the comments are only going to be attached. It should be a document that all can accept.

Q. We are the citizens of Egremont. We elect the Board members. It was the duty of the Planning Board to look at the questionnaire and determine that it was not a good job. These are our employees.

A. The questionnaire from the BRPC was modified by Egremont Planning Committee.

Q. I moved here because I don't want industry and business. I realize that change will happen. I commend the Board for their hard work. We should keep the town rural.

Q. I am not ready to retire yet. I run my business here in Town. I am not ready to just watch the scenery. I don't want to be told that I can't run my trucks down the road. I can't afford to move my business. Rt 23 can't be made into a residential road.

Q. Current by-laws are a disaster. But if this document is used, the by-laws will be even worse. The State law requires that Master Plan meet nine specific items. This



document does not contain: -a housing element and a balance of housing for all needs nor the expansion of employment opportunities

Q. We have been waiting for this Master Plan for years. This hearing is a travesty. It is the Planning Board that has to be convinced that this is a draft. It is not finished. This hearing is just to satisfy the State requirements. It is meaningless unless we can have input. It was the Master Plan Committee's job to inform the public that not everybody agrees to this. All the responses were not rosy in the survey. The survey was "loaded" and is the basis for this Plan. It is controversial. We have not had enough time. The Planning Board should not accept this plan until it is adequate. The existence of old agriculture meadows above 1000 feet are not recognized. I sent a letter regarding this issue nine month ago and it was ignored. Mis-representation of historical commercial land use along Rt 23 which existed in the 1950's through today. Planners aren't given that information. To zone Rt 23 as residential is against what has always existed. This is a draft. We need to re-cast parts of this thing.

Q. In three places, different home prices are given. The numbers are inaccurate. There are inaccuracies throughout this plan. We should have another meeting on another Saturday in May so that we can work on this plan. This plan should not be adopted.

Q. Is there a time-table for presenting the by-laws? Shouldn't a draft of the by-laws be attached to this plan, so we can see what you are proposing?

A. We have not gone to the next step of drafting new by-laws. We have had no indication until now that there were people so opposed to this process. We need to establish committees to work on each area of the by-laws.

Q. My concern is that the rights of the minority are protected. The Planning Board has put people through too much trouble whenever they come before the Board.

Q. Would this Committee make a commitment not to adopt this plan?

Q. I do not want to see Egremont become exclusive. We have to plan for young people and get them involved.

Q. Rt 23 only has 8 businesses and 65 residences. There are no specifics in the plan. It was a waste of \$65,000 and two years. I drafted a set of by-laws and the Planning Board would not look at them. Most businesses are not regulated anyway. They do what they want. The survey was well done and reflects the views of most people who live here. We should keep the town residential and agricultural. Businesses should be only in special zones.

Q. Community Preservation Act is a 3% surtax on the real estate tax. We would only get \$51,000 per year which would only buy us about one acre per year. The State is considering selling protected lands to get money. Don't look to the State for help. The Town needs to look somewhere else for help.

Q. Read the plan. We shouldn't rush to meet a State deadlines to get \$30,000 in aid. The Immediate Action Strategies don't reflect what most people think the priorities really are.

A. There is no deadline for passing the Master Plan. There are no requirements for getting the \$30,000 for planning. We are in the process of applying for this money which must be spent by June, 2003. The adoption of the Master Plan has no timetable. We can commit to getting more input and at least one further hearing session. The scope of services reflects the Master Plan

A. Low cost housing has not been ignored. We have in the past looked at subsidized senior

housing on Town land. If you use State money to put up subsidized housing, any one can move in, not just Egremont residents. It has to come from private money.

Q. There are State programs that allow low-cost housing with fewer strings attached.

Q. How many people were on from the beginning? They should be noted.

A. Two or three from the beginning.

Q. The survey was not specific for Egremont.

A. The survey was re-written for Egremont by the Committee and BRPC.

Q. Is the original survey created by BRPC available?

A. Yes.

Q. It is mostly the Planning Board with the responsibility for all of this work. Two members are not even here and one did not know about the meeting.

Q. Why only taxpayers were notified? Don't renters count?

Q. Can we have future meetings? Is it going to inhibit our scope of work?

A. Yes and No

Q. List of names on Master Plan should not include my name (Bill Wood). I attended in regards to my business on Rt 23. I am confused about the bylaws. I am concerned about the Master Plan. If we continue to argue about where we are going we will never get there.

Q. I was invited to the first meeting of the Master Plan Committee. I resigned because I don't know anything about planning. (Sid Ornstil)

Q. The Planning Board has to operate within the by-laws as they exist. Statistics can be misused. The towns has lost only 360 acres in the last \_\_\_\_ years to development.

#### CONCLUDING REMARKS

Send in your comments. We are in this together.

Meeting Adjourned at 11:45 AM

hearing  
from town  
w/ council

# GENERAL LAWS OF MASSACHUSETTS

## PART I. ADMINISTRATION OF THE GOVERNMENT.

### TITLE VII. CITIES, TOWNS AND DISTRICTS.

#### CHAPTER 41. OFFICERS AND EMPLOYEES OF CITIES, TOWNS AND DISTRICTS.

##### Chapter 41: Section 81D. Master plan; economic development supplement.

Section 81D. A planning board established in any city or town under section eighty-one A shall make a master plan of such city or town or such part or parts thereof as said board may deem advisable and from time to time may extend or perfect such plan.

Such plan shall be a statement, through text, maps, illustrations or other forms of communication, that is designed to provide a basis for decision making regarding the long-term physical development of the municipality. The comprehensive plan shall be internally consistent in its policies, forecasts and standards, and shall include the following elements: *it doesn't*

(1) Goals and policies statement which identifies the goals and policies of the municipality for its future growth and development. Each community shall conduct an interactive public process, to determine community values, goals and to identify patterns of development that will be consistent with these goals. *you haven't*

(2) Land use plan element which identifies present land use and designates the proposed distribution, location and inter-relationship of public and private land uses. This element shall relate the proposed standards of population density and building intensity to the capacity of land available or planned facilities and services. A land use plan map illustrating the land use policies of the municipality shall be included. *it doesn't*  
*it doesn't - Map 8 is historical, not a plan*

(3) Housing element which identifies and analyzes existing and forecasted housing needs and objectives including programs for the preservation, improvement and development of housing. This element shall identify policies and strategies to provide a balance of local housing opportunities for all citizens. *NOT EVEN CLOSE.*

(4) Economic development element which identifies policies and strategies for the expansion or stabilization of the local economic base and the promotion of employment opportunities. *same as (3).*

(5) Natural and cultural resources element which provides an inventory of the significant natural, cultural and historic resource areas of the municipality, and policies and strategies for the protection and management of such areas.

(6) Open space and recreation element which provides an inventory of recreational and resources and open space areas of the municipality, and policies and strategies for the management and protection of such resources and areas.

(7) Services and facilities element which identifies and analyzes existing and forecasted needs for facilities and services used by the public. *It doesn't!*

(8) Circulation element which provides an inventory of existing and proposed circulation and transportation systems.

(9) Implementation program element which defines and schedules the specific municipal actions necessary to achieve the objectives of each element of the master or study plan. Scheduled expansion or replacement of public facilities or circulation system components and the anticipated costs and revenues associated with accomplishment of such activities shall be detailed in this element. This element shall specify the process by which the municipality's regulatory structures shall be amended so as to be consistent with the master plan.

Such plan shall be made, and may be added to or changed from time to time, by a majority vote of such planning board and shall be public record. The planning board shall, upon completion of any plan or report, or any change or amendment to a plan or report produced under this section, furnish a copy of such plan or report or amendment thereto, to the department of housing and community development.

A city or town which has an established master or study plan under section eighty-one A and applies for a state grant from the commonwealth shall prepare and keep on file within such city or town an economic development supplement; provided, however, that such city or town shall not be required to prepare such supplement if such city or town has a supplement on file. Such supplement shall be at least one page in length and shall contain the goals of the city or town with respect to industrial or commercial development, affordable housing, and preservation of parks and open space.

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## Specific shortcomings in the proposed Master Plan

Page 4:, paragraph 4 refers to residents' desire to maintain the town in its current state. Percentages stated in the preceding paragraphs indicate that this is actually only 22% of the town residents.

Page 14 Goals and Objectives, number 3. The word is encourage, not demand. Recent Special Permit applicants have had extreme demands placed upon them.

Page 14 top. Historic reference. The Town has been historically diverse and at one time a manufacturing and job center, not a New York Bedroom community. Route 23 was a stagecoach road with many varied business establishments.

Page 21- The graph is misleading. The population line represents full time residents. The dwellings assessed does not. Apples and oranges comparison.

Page 22—The goals and objectives are spelled out, but no action plan is specified as required by Mass Law chap 41, section 81.

Page 44- Develop performance standards for appropriate projects. Is this the dictator provision?

Page 45 part 3- Be specific.

Page 45 part 5 Why not the water board too?

Page 45 part 6 Why not include the Assessors?

Page 45 part 7 Another dictatorship proposal.?

Page 46 Part 5 and 6. Why not any Water Board input?

Richard M. Allen  
P.O. Box 108  
North Egremont, MA 01252

*By hand-delivered  
(PRD box)*

April 17, 2002

Egremont Planning Board  
Town Offices  
Route 71  
North Egremont, MA 01252

Master Plan

Dear Planning Board:

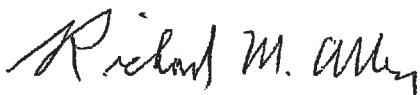
I stated at the public hearing on the master plan that I believed the Planning Board should make every effort to reach out to all the taxpayers of Egremont in a meaningful way in order to obtain their input on the master plan and make every effort to integrate that input into the master plan in a meaningful way. I continue to urge that a master plan not be adopted until that has occurred.

I also stated, and here restate, my belief that citizen comments should be taken into account in formulating the master plan itself, not simply be appended to it. That will require letting the public know a schedule for receiving comments, producing a new draft, soliciting comments on that draft, etc. I urge the Board to formulate such a schedule.

It is my intention to submit detailed written comments on the existing draft. Please advise me of any deadline for doing so well enough in advance of that deadline to give me enough time to submit comments.

Thank you for your efforts on the master plan.

Sincerely,



Richard M. Allen

18 Mc Kee Road  
Great Barrington, MA 0123

April 23, 2002

To: The Planning Board of Egremont

Re: Egremont Master Plan Public Hearing on April 6, 2002

- ① I must say that you made a poor choice in selecting Lynn Wood as moderator. She greatly diminished the effectiveness of the meeting, clearly recorded in a video which I can make available.
- ② It is easy to use figures indicating that your MP responds to the wishes of a majority of Egremont residents. That is not correct. (see attached sheet)
- ③ Do not feel that you have a MP ready to go, it is seriously flawed.
- ④ I urge you not to adopt this plan.

Very truly yours,  
Pena Orner

I. Considerations relative to the position of scrapping the Master Plan and starting the process over again.

1. Primary concern – Whether or not By-Laws are re-written, this Plan becomes the basis for all Planning Board decisions.

2. Points to consider and present

A. Legal challenges

B. Slant of Questionnaire

C. Process of Plan formulation

D. Question number of people actually involved in above.

E. Attack time frame for input. (and availability of documents for reading.)

F. Content within document.

II. Supposition – The Planning Board ignores the above considerations and in effect says stick it in your ear.

1. Primary concern – Same as above.

2. Content within document

A. Page 4 – Since early 60s 320 acres have been converted to housing units (Average 8 acres per year. With 5000 developable acres, it will take 600 years to develop the land.)

B. Page 4 – Resident's desire to maintain town in current state. The document indicates that only 22% of the respondents were residents.

C. Page 14 – Emphasize ENCOURAGE- not DEMAND. Also refers to historic character of town. Rte 23 has been Business oriented.

D. Page 22 – Housing goals. How does the board envision accomplishing these goals of variety of housing and senior housing and accommodating Mass Gen'l Law 40B?

E. Pages 44 part 5 – what does this mean

F. Page 45 part 7 – Dictatorship proposal?



1 May 2002

To: Planning Board

Subject: **MASTER PLAN REVIEW MTG** 4-6-02

I thought the really rude reception was shameful for so commendable a document – rational, orderly, comprehensive.

Initially, before I could deal with all the details of the 37 or so Action Strategies, I had to boil them down (below) to see the logic. Maybe others need that as well, before judging these strategies.

**NOW***Inventory & protect:*

- Historical & cultural resources
- Roads (unpaved) & scenic areas, trees

**ALSO***Begin to change zoning bylaws for:*

- Village areas, North & South
- Scenic & rural areas
- Various income levels & seniors
- Businesses & special projects
- Driveways, shared & common, clustered units

**THEN***Study these:*

- Growth vs. cost of gov't. services
- Tax incentives, rates vs. cost of services
- Subdivision control
- Environment, water, waste water

**LONG TERM***Determine:*

- Gov't. costs – income/outflow, in town & out
- Regional concerns & projects
- Map open spaces, how to get more
- Regular & continuing planning & monitoring

Tom Carpenite

from hall

W. WEIGLE'S COMMENTS ON MASTER PLAN MEETING ON 4/6/02  
THE INTRODUCTION SAYS THAT THIS PLAN HAS STAYED FOCUSED ON ITS  
VISION.

IT ALSO SAYS THE VISION IS THE DRIVING FACTOR THAT SERVED AS A  
BASIS FOR ITS GOALS & OBJECTIVES.

IT ALSO STATES THAT THE MASTER PLAN DOES NOT IMPOSE ADDITIONAL  
REQUIREMENTS OR REGULATIONS ON THE TOWN, BUT IT CAN PROVIDE A  
BASIS FOR FUTURE REGULATORY CHANGES DESIRED BY THE TOWN.

I SUBMIT THAT THIS PLAN, AS DRAWN UP, HAS MANY FLAWS AND SHOULD  
NOT BE ADOPTED IN ITS PRESENT FORM. FOR EXAMPLE:

WE HAVE HAD ONLY SOME 24 DAYS SINCE NOTICE OF THIS MEETING TO  
STUDY THIS PROPOSAL. THAT IS NOT ENOUGH TIME FOR A DETAILED  
ANAYLISIS BY OUR TOWNSPEOPLE. IT MENTIONS "INCENTIVES" TO INDUCE  
PEOPLE TO DO CERTAIN THINGS BUT MAKES NO MENTION OF HOW TO PAY  
FOR THEM.

FOR EXAMPLE MAP 6 SHOWING HABITAT & OPEN SPACE, HAS SO MANY CROSS  
HATCHES DESIGNATING OPEN SPACE/OWNERSHIP/ & STATUS FEW IF ANY  
LAYMEN CAN DEDUCE WHAT THIS MAP IS SAYING .

THEREFORE THIS MAP CAN BE SUBJECT TO A HOST OF SUBJECTIVE  
DECISIONS BY THE PLANNING BOARD OR A LAND OWNER WITH A HOST OF  
LEGAL & FINANCIAL RAMIFICATIONS.

THIS MAP, NUMBER 6, NEEDS TO BE RE-DRAWN AT A LATER DATE SO  
THERE IS NO MISUNDERSTANDING AS TO ITS CONTENT.

MAP 7 HAS THE SAME PROBLEMS OF TOO MANY OVERLAYING CROSS HATCHES  
APPLIES AND MUST BE REDRAWN.

MAP 8 LAND USE (1977) MASTER PLAN & OPEN SPACE & RECREATION FAILS  
TO SHOW CERTAIN EXISTING COMMERCIAL SITES. IN SPITE OF THE  
DISCLAIMER BY THE MASSGIS & BERKSHIRE REGIONAL PLANNING COMMITTEE  
WHO DREW UP THIS MAP, THEY STATE THAT IT IS NOT TO BE USED FOR ...  
... REGULATORY PURPOSES. ETC. IF SO WHY IS IT INCLUDED ? WHAT  
GUARENTEES DO WE HAVE THAT THE PLANNING BOARD WILL ADHERE TO THIS  
DISCLAIMER ?

FURTHERMORE MAP 8 DOES NOT SHOW AREAS WHICH COULD BE USED FOR  
BUSINESS OR LIGHT INDUSTRY. MANY OF US ARE CONCERNED WITH THE  
EFFORTS ON THE PART OF A FEW TO PROHIBIT FURTHER BUSINESSES ON  
ROUTE 23.

MAP 9 TOWN OF EGREMONT MASTER PLAN & OPEN SPACE & RECREATION  
PLAN SHOWS DEVELOPABLE LAND UNDER CURRENT REGULATIONS.  
IT FAILS TO SHOW ANY DESIGNATION FOR CATAMOUNT SKI AREA. IT DOES  
SHOW A TREMENDOUS AMOUNT OF LAND THAT IS UNDER CERTAIN LEVELS OF  
RESTRICTIONS SOME OF WHICH PAY NO TAXES TO OUR TOWN.

IN SUMMARY THIS MASTER PLAN WHILE CONCEIVED WITH GOOD INTENTIONS  
IS SERIOUSLY FLAWED AND SHOULD BE TABLED PENDING FURTHER PRECISE  
STUDY AND REVISIONS. THANK YOU YOUR CONSIDERATION.

W. Weigle  
5/1/02

***Robert and Susan Caine, P.O. Box 11, South Egremont, MA 01258 (413 528 2809)***

Planning Board, Town of Egremont  
PO Box 368  
So. Egremont, MA 01258

May 5, 2002

Dear Members of the Planning Board:

Since the 46 page (plus exhibits) February 2002 Master Plan Draft cannot be adequately analyzed on one page, I will merely set forth as follows.

The essence of the plan is to maintain the agricultural, residential, rural, scenic, small New England atmosphere presently existing here, and this we strongly support. It is the reason we first established a second home here in 1992 (after having had one on Lake Garfield, Monterey, since 1981) and then moved here full-time in 1999. The April, 2000, survey, which was more than adequate for its task and which was well-responded to, clearly showed that the majority of Egremonters want the town to stay as it is. Not much time has elapsed since the survey was completed, and the composition of the town has not changed significantly since the survey. Thus, the survey continues to be an effective policy-making tool. A vocal, rude minority seeks to undermine it, as that is the only way it can obtain its goal of commercializing the town for its self-interest - to make money.

We strongly support so much of the plan as seeks to limit commercialization to the South and North Egremont town centers where commerce presently exists. In creating a zoning bylaw, however, consideration will have to be given to where such zones will start and end and to what types of commerce/industry will be permitted therein so as to protect those residing directly in the two town centers. We strongly oppose establishing businesses on the roads leading into and out of the town centers of South and North Egremont. Doing otherwise would make Egremont into Sheffield and Great Barrington.

We disagree with so much of the plan as seeks to thwart further residential development within the town. Throughout the plan, the BRPC in essence says such land usage is intrinsically bad. It criticizes such development as "consuming land"; however, that's what it's there for. Moreover, people will not move here or develop now-expensive land in an unattractive manner. If we stop development, then the prices of previously-built homes and undeveloped land will skyrocket further, thereby keeping out many who would like to live here and who would make a contribution to the community. Land is a limited "commodity". We should not be so selfish as to keep people out by passing land-use regulations preventing reasonable residential development.

We disagree with so much of the plan as seeks to thwart development on certain types of sites, including on hillsides and hilltops. If the town wants to protect those lands for "views" of those who don't own them, then the town should buy them, and everyone should pay the price. If not, then those properties should be developed to the same extent as other properties. We should not extend further government control over properties the government doesn't own.

We must recognize that while we call Egremont a "town", it is really very small and has very few residents. Any master plan and any zoning bylaw should not attempt to include every type of zoning use within its border, as this will destroy the town as we know it now. Moreover, until Egremont has a desire - which it doesn't have now - to enforce its present and future bylaws, zoning and otherwise, and a reasonable and effective method of doing so - which it doesn't have now - no master plan or bylaw will be effective to save this town's downfall.

Finally, please do not be swayed off your well-chosen course by the synchronized, ill-mannered showing at the master plan meeting last month. Clearly, those people do not represent the majority of voters in this town and were and are not interested in the town as a whole but only in themselves and their individual commercial enterprises and/or hoped-for business enterprises.

Very truly yours,



May 12, 2002

Egremont Planning Board

Dear Sir or Madam:

I would like to take this opportunity to express my opinions regarding Egremont's Master Plan, and the processes being undertaken to complete and implement it.

First, some background. My husband and I have lived in S. Egremont for about four years, having previously spent many years visiting the area. We had searched for several years for an optimal location to build our home, and settled on Egremont due to its natural beauty, rural character, proximity to cultural amenities, and quality of life. Having grown up in a small town in Connecticut, which, over the years, has fallen victim to over-development, I was anxious to find a place that retained the natural, uncrowded character that I enjoyed as a child. I have also spent twenty years in Boston, and certainly recognize the benefits of growth; I have chosen, however, to live where my family and I can be surrounded by fields, trees and ponds, rather than buildings, streets and noise.

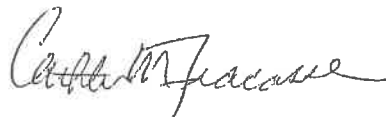
I was thrilled to see the Planning Board's questionnaire, as I felt that it represented an honest attempt to understand the goals and priorities of Egremont's residents, and apply these sentiments to the future direction of Egremont's growth. Based on the summary of the Master Plan, it seems that my hopes were fulfilled; the Plan seeks to support business growth in a manner that is constructive and controlled, to identify and protect natural resources (including trees, open space, watersheds and recreational resources), to address the need for affordable housing and to protect historic resources. There is obviously a long road ahead to further define each of the goals and to enact the appropriate bylaws and regulations necessary to bring these goals to fruition, but the Master Plan seems to be an excellent beginning.

Naturally, any process as far-reaching and comprehensive as the development and implementation of Egremont's Master Plan is certain to elicit strong feelings and words. Depending upon one's point of view, the Master Plan may seem like a blueprint for the protection of a beloved hometown or a treatise intended to curtail individual freedoms. It is probable that, throughout the long process of implementing components of the Master Plan, every family will feel that one provision or other involves inappropriate or unfair constraints on individual rights. It is critical that residents participate in discussions in a respectful, open manner. The nature of a community is one of cooperation, collaboration and compromise. Listening to alternative approaches and working to find common ground will be essential in Egremont's attempts to safeguard existing resources.

It is critically important for residents to remember that the Master Plan was created based primarily on input from the questionnaire distributed to all residents. It is disingenuous to suggest that it is the brainchild of a select few; it is equally insincere to suggest that the intent of the Plan is to force residents to completely sublimate their personal goals and rights in the interest of the 'greater good'. I *do* believe that the Plan is representative of the goals and views of the majority of the population, and that its implementation will support a thoughtful, controlled and positive direction for Egremont's future growth.

Thank you for your attention, and for the opportunity to express my opinions on this matter.

Sincerely,



Cathleen M. Fracasse

**FAX** 4 pp including this

15 May 2002

TO Master Plan Steering Committee: **ONE COPY TO EACH MEMBER**  
Town of Egremont 528-5465

FROM Vicki Jenssen  
3 Jenssen Road South Egremont, Mass 01258  
FAX 902 625-5756

**RE: MAY 16 DEADLINE FOR ONE PAGE ADDENDA TO MASTER PLAN**

Because an additional meeting/hearing is expected, it seems premature to send in any addenda, as requested. I am however forwarding the following:

#1: I enclose the 3 page letter I'd intended to give to the Steering Committee at the April 6<sup>th</sup> hearing. You'll notice that I read from it at the hearing. It summarizes my feelings on the Master Plan BEFORE the hearing.

#2: I draw your attention to my letter of June 28, 2001 to the Town re the Master Plan which summarized my concerns that Alpine Meadows' existence be recognized in the Plan. The Steering Committee was to have this to hand when drafting the Master Plan-- clearly from my recent conversation with Sandra Martin, this letter was not tabled. The topic was omitted in Master Plan. How much other correspondence was not tabled? Judging from the hearing, other letters were not shared with the entire Steering Committee.

#3 Accept this formal complaint about the April 6<sup>th</sup> hearing:

- insufficient time and place to revamp the Master Plan on 3 weeks' notice;
- inadequate forum for incorporating new ideas;
- prejudiced moderator harassed speakers;
- Committee's resistance to incorporating changes in the text;
- Committee's professed disingenuity about the quasi-legal status of a completed Master Plan, especially in Land Court.

#4 Suggestion for the next meetings/hearings:

- Rewrite the Master Plan (it's not that hard and it's important);
- Solicit changes and citations of omissions, in writing, before hearings;
- Publish them before the first meeting;
- Hire professionals to run the public meetings;
- Use a negotiation process  
there should be teams and advocates
- Offer a place within the text of the final Master Plan to clearly identify areas of controversy, this will aid people who draft by-laws and judges in court cases.

*Thank you, Vicki Jenssen*

To: Steering Committee: Eileen Vining, Sandra Martin, Bernhard  
Haekel, Charles Ogden

From: Victoria Jenssen  
3 Jenssen Road South Egremont

6 April 2002 Hearing: Master Plan for the Town of Egremont

I am asking the Planning Board of Egremont NOT TO ACCEPT the  
Master Plan in its present draft state, on the basis of the following:

**1- THIS IS A DRAFT OF THE MASTER PLAN, IT'S NOT FINISHED**

There must be a fair way for the town to have input into the final document. This brief Public Hearing at short notice will not provide a finished document reflecting the Town's reasoned and varied responses. The Town should see the rewritten Master Plan before it goes to the Planning Board for approval. This current draft needs a lot of work and is not suitable to be accepted by the Planning Board as a Planning Document.

**2-REPORT OF THE SURVEY RESULTS DO NOT INCLUDE  
RESPONDENTS' COMMENTS**

Of 900 surveys sent to taxpayers, 42% were filled in and returned. (Were none sent to renters?)

After Question #28 of the Survey, a space is provided with the question: "Do you have any additional comments related to the subject matter of this survey?"

The Master Plan Draft does not report the existence of comments nor does it summarize any comments, some of which were critical of the survey. In addition, there is no mention of letters sent to the Committee with comments

This is an INCOMPLETE report of the survey results and an INCOMPLETE report of peoples' responses to the Master Plan process. Surely these written comments and letters still exist and can be retrieved for the FINAL DRAFT of the Master Plan.

**3- THE TOWN IS DIVIDED ON PLANNING ISSUES AND THIS CONTROVERSY IS NOT REFLECTED IN THIS DRAFT OF THE MASTER PLAN**

Again, there is correspondence from individuals to the Steering Committee which is not mentioned in the Draft.

**4- THE EXISTENCE OF THE SURVEY IS NOT PROOF THAT THE TOWN WAS PROPERLY INVOLVED IN THE MAKING OF THE MASTER PLAN**

The survey results were used as a basis for THIS DRAFT of the Master Plan. The survey only proves that 42% of the taxpayers responded to some loaded questions. I do not believe that today's short Public Hearing will supply the information required for a properly researched final Master Plan.

**5-THERE ARE OMISSIONS IN THIS MASTER PLAN DRAFT WHICH DISTORT THE DESCRIPTION OF LAND USE IN THE TOWN:**

**PERSONAL EXAMPLE:** The existence of old agricultural lands above the 1,000 foot elevation is not recognized in this plan. These are alpine meadows with a history of use that spans centuries.

When a Scenic Mountains Act is sought for the Town, people would mistakenly assume, from this Master Plan version, that soils above 1,000 feet are unstable and unsuitable for development when in fact there are historic agricultural tablelands in western Egremont/ Molasses Hill, including parts of Catamount (Mount Frey) which are above 1,000 feet or the 1,100 feet of the Jug End By-Law. Incidentally, the nucleus of Catamount Ski Area was the Nicholson Farm.

An associated problem will be the fact that Route 23 at the top of Molasses Hill is already at 1,000 feet. If a Jug End By-Law elevation restriction of 1,100 feet is adopted, where does leave people who own land at/and above this level?

A Scenic Mountain Act process should be instructed by the Master Plan

that West Egrement has this high elevation agricultural anomaly.

Because much of the land that I own is above the 1,000 foot level, I feel that I am targetted as a landowner who will lose rights and the value of my land will be diminished.

**6- THERE ARE MISREPRESENTATIONS OF HISTORICAL LAND USE IN THIS MASTER PLAN DRAFT WHICH MAKE INACCURATE PRECEDENTS FOR PRESENT AND FUTURE LAND USE**

**EXAMPLE:** Commercial use of land on Route 23 is traditional in this town: in the 1950's there were, starting at the New York border: a bar, a sign-painter's studio, a garage/gas station, two antique shops, another gas station, an auto scrapyard and two farms. In succeeding decades, there continues to be commercial use: there are some drop-outs and some additions.

This Master Plan Draft does not give planners this information. To zone Route 23 non-commercial flies in the face of traditional usage.

**7-THE FINAL MASTER PLAN MUST ACCURATELY REFLECT THE TOWN'S CHARACTER BECAUSE IT WILL PROVIDE CRITERIA FOR THE "SPECIAL PERMITTING" PROCESSES WHICH WILL CONTINUE UNTIL NEW BY-LAWS AND ZONING ARE ACCEPTED BY TOWN VOTE.**

Whatever Master Plan is accepted, it will be used as de facto by-laws in the foreseeable future.

The Planning Board at Special Permit hearings this year has already cited conformity to "the spirit of the Master Plan" as a requirement for applications. Therefore, the Planning Board must insist that the final Master Plan that it votes to accept is a fair one. This draft is not fair to many people in the Town.



MEMORANDUM FOR PLANNING BOARD

Master Plan  
Comments of Richard M. Allen

May 15, 2002

Enclosed are pages from the draft Master Plan showing my comments. In due course, I will provide the names of persons who subscribe to the comments.

General Comments

There has been inadequate public input. A master plan must reflect the views of the entire community. Only a handful of people were involved in preparing the draft and the vast majority of Egremont residents and landowners are totally unaware of its content. It is easy to say that obtaining public input is difficult, but that is no excuse for formulating and adopting a plan that may well be opposed by a majority of townspeople in most or many of its provisions. It may be necessary to, for example, elect town officers with less than majority participation, but it is not necessary to adopt something as important as a master plan without obtaining the maximum possible public input.

The draft attempts in Section I to justify the lack of significant public input by describing the efforts made to obtain public input. While those efforts may have been made in good faith, the simple fact is that they failed

to meet their objective. Much more is required and appropriate.

Even the limited input received is not reflected in the draft. While only a handful of people attended the April 2000 forum, many of the views expressed at that forum (see Appendix B) were ignored. And the overwhelmingly negative comments at the April 2002 meeting have not been reflected. If one were to tally a "vote" of the limited number of people who have commented on the plan, many of its provisions would not have received a majority even of that limited number!

Relying on the questionnaire is inappropriate. Even the most cursory examination of the questionnaire and the responses and the tabulation of the responses uncovers flaw after flaw. Worse, the questionnaire seems to have been designed to elicit the responses desired by its authors, many of which are no more probative than manifesting a desire for "goodness and light". The questionnaire is devoid of questions designed to elicit views about the difficult balancing issues involved in adopting a master plan and resulting zoning regulations. The most instructive responses to the questionnaire are contained in the written comments received, yet they have been largely ignored.

A master plan should objectively lay out the facts and then offer solutions that are practical and achievable,

carefully balancing the desires of the community and the rights of individuals. But the draft prejudices both the facts and the solutions: it constantly uses unnecessary and inflammatory words like "threat" and "danger" to support its general tone of preservation and reach its overall objective of restricting or preventing growth or change. Many of the attached comments are intended to neutralize that language bias. Even if all those changes were made, the draft would still be too judgmental; not only does it sanctify its preferred values of preservation and tradition, but, almost in zealot-like fashion, it refuses to even recognize that others' values may be different.

Although the draft speaks of "actions", it is, not surprisingly, bereft of concrete proposals. (The attached draft adds a few action proposals in the text and in Section IX. Many more proposals should be added.) It seems more an "inaction" plan than an "action" one. There is very little on helping people achieve their objectives, on making their lives better, on encouraging smart growth, on providing guidance for sound decision-making by people. The draft is fundamentally negative and backward looking, not positive and forward looking.

Furthermore, the draft is replete with internal inconsistencies. Some sections are inconsistent with other sections, goals and strategies are often inconsistent with the text, Exhibit D is inconsistent with the comparable

provisions in the plan and the action strategies in Section X are inconsistent with Sections III through VIII, to name a few.

Finally, there are serious questions concerning whether the draft complies with the law, and those questions should be addressed.

#### General Comments on Executive Summary

After the remainder of the Master Plan is revised, the Executive Summary should be revised to reflect those changes. References to the survey should be eliminated unless a more well designed survey is prepared, distributed widely and reflected in the plan.

#### General Comments on Section I

The language is often biased toward preservation and providing barriers to change. The portions relating to "vision" are backward looking, not forward looking, which is antithetical to the concept of planning. Query whether "vision" should be included at all in a master plan, since whatever the "vision" is may often be inconsistent with the more detailed aspects of the plan.

#### General Comments on Section II

This section, as well as many other portions of the plan, places far too much emphasis on historic preservation. Even if historic preservation is important to a majority of taxpayers and residents, which is doubtful, it should not be a fundamental aspect of a master plan.

#### General Comments on Section III

Much of the language is more a recent report card than a plan. All data should be as recent as possible,

including trends, if any. Judgmental statements are particularly inappropriate in this largely factual section.

General Comments on Section IV

This section needs extensive thought and revision, as indicated by the detailed comments. The Goals should be rewritten after the section is revised to reflect the revisions.

General Comments on Section V

All data needs to be updated and verified. The section needs to be more realistic, less business unfriendly and less intrusive into people's economic livelihoods.

General Comments on Section VI

The section has too little on transportation and too much on preserving rural nature at the expense of transportation. Transportation planning should focus on safety and the ability to move people and goods. Egremont cannot legally, practically or politically impact traffic flows outside its borders and should not pretend it can. Bus service must be addressed.

General Comments on Section VII

There is too much focus on land preservation as opposed to land use. There should be an assessment of long term needs, balancing open space and other needs, before more land is "protected". Under "Goals and Objectives", the

summary goes well beyond the text; the stricken goals are too broad, or not covered in the text, or inappropriate for this section, or (in the case of mountain ranges) not appropriate unless and until the Town adopts the Scenic Mountains law.

#### General Comments on Section VIII

Viewsheds are not an appropriate objective in a master plan, nor is limiting hillside development in the absence of adoption of the Scenic Mountains law. Using scare tactics on maximum theoretical buildout is inappropriate when there is no practical risk of it occurring. This section also contains too much emphasis on historical preservation. The Goals and Objectives are inconsistent with the text. The plan should not make judgments on zoning by-law changes; that is a subject for town wide debate and town meeting decision.

#### General Comments on Section IX

Query whether this section should be included at all. The master plan is a plan for Egremont, not other towns. The "agreements" reached by the committee are inconsistent with other sections of the plan.

#### General Comments on Section X

The stricken language in the attached comments is judgmental, biased, inconsistent with other provisions of the plan or a combination of the foregoing.

#### General Comments on Appendix D

Appendix D should be revised to match the plan.

## ADDENDUM TO RICHARD ALLEN'S COMENTS OF MAY 15, 2002

Attached to his memorandum dated May 15, 2002, Mr. Allen submitted a full copy of the Master Plan draft marked with his suggested wording changes. His marked copy of the draft is available for review at the Town Hall.



JUNE 12, 2002

AFTER Reviewing RICHARD ALLEN'S MEMORANDUM OF MAY 15<sup>TH</sup> 2002, I HEARTILY CONCUR WITH HIS VIEWS IN RE THE MASTER PLAN DRAFT OF 2002. THERE WERE ONLY A HANDFUL OF PEOPLE INVOLVED IN A PLAN THAT SHOULD HAVE ENCOMPASSED A MORE REPRESENTATIVE AND LARGER GROUP OF RESIDENTS OF EGREMONT.

I ATTENDED THE APRIL 2002 MEETING IN RE THE MASTER PLAN DRAFT AND FOUND THAT THE OVERWHELMING MAJORITY OF THOSE PRESENT DISAPPROVED THE PLAN. THIS ALSO INVOLVED THE ABSOLUTE BIAS OF THE TONE OF QUESTIONS IN THE QUESTIONNAIRE THAT WAS SENT TO THE RESIDENTS OF EGREMONT I.E. DO YOU WANT EGREMONT TO STAY BEAUTIFUL? THERE IS NO REAL GROWTH IN THIS PLAN AND NO RECOGNITION OF THE MAJORITIES VALUES.

I AGREE WITH RICHARD ALLEN THAT A VALID SURVEY PLAN SHOULD HAVE BEEN SUBMITTED; THAT THE IDEA OF REAL VISION FOR EGREMONT IS NOT IN ONE'S OWN SUBJECTIVE PHILOSOPHY BUT THE PRACTICALITY OF EVERYDAY LIVING. A MASTER PLAN SHOULD OFFER PRACTICAL SOLUTIONS & PROTECT THE RIGHTS OF INDIVIDUALS. I COULD GO THROUGH POINT BY POINT THE ENTIRE MASTER PLAN BUT I BELIEVE THE RICHARD ALLEN MEMO COVERS THESE POINTS. THIS DRAFT PLAN IS A DENIAL OF INDIVIDUALS RIGHTS AND REPRESENTS A CONTRIVED PHILOSOPHY OF "WHAT WE KNOW IS BEST FOR YOU." TO AUGMENT A VALID PLAN WOULD REQUIRE MORE TIME AND

PRACTICAL SOLUTIONS TO OUR PRESENT PROBLEMS.  
ABOVE ALL THE BY LAWS SHOULD BE AMENDED  
& CHANGED BEFORE THE ADOPT OF AN AUTHENTIC  
MASTER PLAN.

RICHARD GOODHIND

164 HILLSDALE RD

SOUTH EAGLE, MASS

187 Hillsdale Rd.  
P. O. Box 645  
S. Egremont, MA 01258  
May 8, 2002

Planning Board  
Town of Egremont  
P. O. Box 476  
S. Egremont, MA 01258

Dear Board Members,

I would like to briefly share my perceptions of the April 6<sup>th</sup> meeting at which the Master Plan was presented. It certainly was a learning experience for me to see how many of the attendees perceived the Master Plan in such a vastly different way than I did. Quite frankly I was shocked at the angst that many of these attendees presented towards both the Master Plan as well as the Planning Board. It now appears to me to have been a carefully planned and orchestrated statement by a relatively few individuals and not the feeling of the majority of the residents of Egremont.

After reading through the entire Master Plan, it seems so clear to me that the document represents the "framework" for the residents of the town to address all its needs, and it does not exclude or limit any possibility to accommodate these needs, based on reasonable compromise. It also seems clear to me that the "filling-in" of this framework is to take place at various time periods depending on priorities assigned. I am assuming that input will be solicited from all and that adequate attention will be devoted to evaluating and commenting on each of the developed plans of actions.

Without getting into an extensive commentary on the plan, there seems to be some factual errors such as those involving housing prices. Some of the priorities could possibly be adjusted. Perhaps most bothersome to an artist, the maps are not clear in their ability to communicate relevant information - they need to be simplified and enlarged.

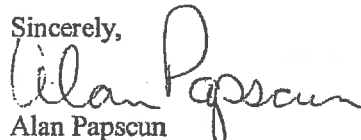
I would recommend that at least one additional meeting be planned sometime within the next few months to allow input from the "second home owners" who were not able to attend the April 6<sup>th</sup> meeting. As property owners and tax payers they have a right to be heard and included in the developing plans of Egremont.

I also recommend (even though realizing that it could be a daunting task) that a website be established to access the Master Plan as a "work-in-progress". Open communication would go a long way in bringing the town together in working through this process. Scheduled committee meeting dates and times should be listed. To reach those who do not have internet access, a newsletter could provide a similar value. *The entire town needs to be drawn in, to be involved.* You need to find a creative way to make this happen.

In conclusion, I am deeply concerned that our current by-laws will not prevent urban sprawl from engulfing Egremont. Many small communities around the country have already experienced this; many others have recognized the problem and are now taking action to keep their unique character from dissolving into a homogenized world. Egremont needs to take this bold step forward. Yes, it is a little scary, none of us have taken this road before.

Overall I believe that the Master Plan is a thoughtful, clear and inclusive document. No, it is not perfect, but the committee should be congratulated for their efforts to date.

Sincerely,

  
Alan Papszun

The undersigned believe the Egremont Master Plan is important and should reflect the viewpoints of all residents and taxpayers, and that the Planning Board should not adopt it until every effort is made to obtain and reflect in the Master Plan itself all viewpoints. Therefore, the undersigned request that the Planning Board (i) extend for at least 4 months the comment period on the draft Master Plan, (ii) hold at least one and preferably two widely publicized public meetings on days and at times designed to maximize participation by residents and taxpayers and (iii) by mail or otherwise, provide all residents and taxpayers with copies of the draft Master Plan and encourage them to comment on it.

Name and Address

Ellen J Proctor	131 Baldwin Hill, Egremont
Steve Waller	10 Old Sheffield Rd. Egremont
W H	14 SHEFFIELD RD. S. Egremont
Robert C. Kauli	42 Mt Washington Rd
Carl K. Vandusen	122 Egremont Hill Rd
Don R. [unclear]	65 Route #1. N. Egremont
Warren Brown	Rt 41 North Egremont
John W. [unclear]	Egremont
Harry M. Brown	5 Crescent Rd. S. Egremont, 01235
Paul [unclear]	13 Hickory Hill N. Egremont
Tom [unclear]	44 Town House Hill N. Egremont
Bruce [unclear]	119 Mt Washington Rd

Paul R. Madigan  
26-Town House Rd  
EGREMONT, MASS

John J. Jarry

Old Dr. Rd

EGREMONT, Mass

GAIL SMALLIDGE

11 Mill Road, N. Egremont

Margaret Hecker

124 Jug End Rd., So. Egremont,

Linda Benson

82 Jug End Rd S Egremont

Margareta Iversen

21 Blunt Rd. S. Egremont

Sue Avestor

PO Box 298, 1 Tyrell Rd. S Egremont  
01258

Raeja Ariella

POB 624 N. Egremont 01252

Mayan Carash

POB 534 S Egremont.

C. Salletan

11 494

Barbara Salletan PO Box 494 So. Egremont

The undersigned believe the Egremont Master Plan is important and should reflect the viewpoints of all residents and taxpayers, and that the Planning Board should not adopt it until every effort is made to obtain and reflect in the Master Plan itself all viewpoints. Therefore, the undersigned request that the Planning Board (i) extend for at least 4 months the comment period on the draft Master Plan, (ii) hold at least one and preferably two widely publicized public meetings on days and at times designed to maximize participation by residents and taxpayers and (iii) by mail or otherwise, provide all residents and taxpayers with copies of the draft Master Plan and encourage them to comment on it.

Name and Address

John R. McLaughlin  
Barbara McLaughlin  
Wm R. [unclear]  
Bernard Vachant  
Laure L. Wane  
William Warner  
Mary Fierman  
Virginia B. Race  
David D. Campbell  
Ruth L. [unclear]

[Signature]  
Priscilla B. Burdall  
Anne Murphy  
Eileen John  
Rena Orner  
John D. Walther

15 Baldwin Hill East N. Egremont  
15 Baldwin Hill E. N. Egremont  
10 Town House Hill, Gt. Bar.  
10 Baldwin Hill S. S. Egremont.  
59 Blunt Rd S. Egremont  
59 Blunt Rd. Egremont  
164 Hillsdale Rd. S. Egremont  
109 Hillsdale Road. Egremont  
184 N. Baldwin Hill Rd 01252  
164 Hillsdale Rd 01230  
S. Egremont  
17 Main Street, S. Egremont  
10 Boies Rd - N. Egremont  
121 Baldwin Hill Rd. Egremont  
65 Baldwin Hill Rd N/S S. Egremont  
43 Lakeside Drive N. Egremont.  
72 Main Street S. Egremont or.

Paul Turner  
Paul J. Turner  
Vern Murphy

25 Phillips Rd.  
25 Phillips Rd  
67 Baldwin Hill Rd

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Name and Address

Richard M. Allen, 45 Second Street

Kathy Mally, 45 Lakeside Drive

Craig Elliott 50 Bellevue Hill East.

Virginia A. Rawlins 51 Creamery Rd

Will Anway 52 Prospect Rd. N. Egremont, MA

Donald Flegler 22 Millbrook Rd.  
26 Millbrook Rd.

Donalge Hudnut

Frank Kaler, Shum Toll Road

Leanne McBride 30 Rowe Rd Egremont

John Bayonishi 7 P M Hill Rd to Egremont

Tom Currier 68 Shum Toll Rd. N. Egremont

~~James J. Collins 21 Hickory Hill Rd. N. Egremont~~

Bonnie Off No. Egremont

Jim Hushes 150 Egremont Plain Rd. N. Egremont



~~38 Town Horse Hill Rd~~

Mitch Sutor 5 Phillips Rd. S. Epsom

~~YMA~~

~~PC~~

~~rusty~~

RT 71 N Epsom

217 Epsom, MA 01252

10 Millard Rd, N. Eg.

Paul McBride

~~back~~

195 Hillsdale Rd. Epsom

21 Second St N. Epsom

Rabt. Warner

Michael Stevens

6 Glen Knox Ln, N. Epsom

19A Mill Rd N Epsom.

The undersigned believe the Egremont Master Plan is important and should reflect the viewpoints of all residents and taxpayers, and that the Planning Board should not adopt it until every effort is made to obtain and reflect in the Master Plan itself all viewpoints. Therefore, the undersigned request that the Planning Board (i) extend for at least 4 months the comment period on the draft Master Plan, (ii) hold at least one and preferably two widely publicized public meetings on days and at times designed to maximize participation by residents and taxpayers and (iii) by mail or otherwise, provide all residents and taxpayers with copies of the draft Master Plan and encourage them to comment on it.

Name and Address

Laura Allen LAURA ALLEN 45 SECOND ST  
 Susan W. Inag 31 Townhouse Hill Rd  
 Evelyn L Wallcop 129 Baldwin Hill Rd  
 Mary Petersen 276 Hillsdale Rd  
 W. W. W. 179 Egmont Plain Rd  
 Richard Burdall 121 BALDWIN HILL RD/S  
 William P. Stanton 152 Egmont Plain Rd.  
 Sydney O. Smith 270 Hillsdale Rd  
 William H. Weigle 58 Baldwin Hill Rd.  
 David Thuan 43 Lakeside Dr  
 Philip J. Reilly 70 BALDWIN HILL WEST  
 Philip J. Reilly  
 Mary A. Brazie 172 Egmont Plain Road  
 Mary A. Brazie  
 Marguerite Muskrat 66 Jug End Rd.  
 Charles W. Proctor 131 Baldwin Hill Rd  
 Jane Walsh 276 Hillsdale Rd  
 David L. Sheldon 138 Hillsdale Rd

Rec'd  
6/27/02  
EPV

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Name and Address

MIKE LAMAS

*[Signature]*

43 MAIN ST.

Ernette A. Cardo

28 Undermountain Rd.

John Branch

129 Jay End Rd.

*[Signature]*  
Elizabeth L. Cherry

CHIDSEY, G.

PO BOX 237, S. EGREMONT,  
Pine Crest Hill, S.E.

Quille E. Vanburgh

28 Main St. S. Egremont

*[Signature]*

22 Taconic Lane, So Egremont

Maury Blom

71 Blunt Rd.

Mark Blom

*[Signature]*

186 Hillside Rd

Jerry Harris

46 Pumpkin Hollow x 49 L. Crest Hill  
Egremont taxpayers

Randy B. Wells

58 Baldwin Hill Rd.

# APPENDIX E

## Community Input

### 8. Master Plan Hearing November 16, 2002

## EGREMONT PLANNING BOARD

### Minutes of Master Plan Public Hearing

The Egremont Planning Board held a Public Hearing on its Master Plan Draft on November 16, 2002, at the North Egremont Firehouse. The meeting was publicized by a mailing to all residents, taxpayers and voters and by media and poster publicity. Approximately 100 people attended the hearing.

The hearing, which was moderated by Peter Goldberg, began at approximately 9:45 AM and lasted approximately 3 hours. Opportunity was given to speak both in favor and in opposition of the Master Plan. The initial speaking period was limited to 3 minutes per speaker, with opportunity given to speak as many times as wished for 3 minute periods.

A full tape of the meeting is on file with the Planning Board at the Egremont Town Hall.

Respectfully submitted,

*Eileen Vining*  
Eileen Vining

*Approved 1/27/03 Goodkind, Huschel, Martin, Vining*

# EGREMONT MASTER PLAN PUBLIC HEARING

November 16, 2002

## Participants List

Name (Please print)	Address	Phone
Bill Jimino	16 Townhouse	528-0664
LAURA ALEN	45 SECOND ST	528-2108
Paul Vary	Jug End Room	
Michael Nachman	11 Gunkles Hollow Rd.	525 3179
Donna Ben Berke	105 Baldwin Hill NS	528-2532
Wendy McCann	23 Baldwin Hill S	528-0718
Bruce McEate (py)	161 Jug End	528-2763
Susan Kiesel	322 Egremont Pl Rd	
Patricia Voyer	9 Mill Rd	528-3321
JENNY HERSCH	50 SHUTTLE	
Richard Stanley	PUB & 508	528-5658
SUSAN BACHELDER	POB 603	528-6605

# EGREMONT MASTER PLAN PUBLIC HEARING

November 16, 2002

## Participants List

Name (Please print)	Address	Phone
Ben Almond	N. Eg.	528 0172
Ellen Proctor	131 Baldwin Hill	528-2368
Charles W Proctor	131 Baldwin Hill	528-2368
Gunny Filkins	8 Oxbow	528 6258
L Breckinridge	MY Washington Rd	528-6942
Tip Taylor	150 Egremont Pl Rd	644 9564
Walt Soper	37 S. Egremont	528 3581
Shack Soper	37 Undermountain S. Eg	528-3581
Ursula Cliff	138 Undermountain Rd. S. Eg.	528-2556
Walter Cliff	" " " "	" "
Benjamin Haeckel	302A Egremont Plain Rd	528-4755
Penae Orner	18 Mc Lee	528-3860
Janet Swain	207 Egremont Plain Rd	528-1803

# EGREMONT MASTER PLAN PUBLIC HEARING

November 16, 2002

## Participants List

Name (Please print)	Address	Phone
Jerry & Doris Barm		
John Barm	129 Iny End Rd	528-9520
Eric R. Roberg	91 Kudenut. R.	
Bruce Meyer	4 Boice N. Egremont	
William Wiegbe	58 Baldwin Hill	528-2816
Charles Ogden	153 Baldwin Hill	
B J BRAUN	3 Mtn View Rd	
Joe Lewis	27 CREPNEY RD	
PETER W. NIKOLAI	19 MCGEE RD	528-0701
Susan Ober	8 Batt Hill Rd	528-0584
Marion Puleas	15 Prospect Lake Rd	644-9113
Brigid Flynn	302A Egremont Plain Rd	528-4755
Robert Cairns	159 N. Egremont Rd	



# EGREMONT MASTER PLAN PUBLIC HEARING

**November 16, 2002**

### Participants List

Name (Please print)	Address	Phone
Helen Kramer	27 Blount Rd	694-9956
Robert Keller	3 Brookvale Rd	528-9648
Caroline Wilson	Fishers	2172
Roy Newman	Rt 71	528-8874
Phil Newman	Rt 71	" "
George W. Carls	181 Hillsdale Rd	528-3983

# EGREMONT MASTER PLAN PUBLIC HEARING

November 16, 2002

## Participants List

Name (Please print)	Address	Phone
Elliott KRANER	29 Blunt Rd	644-9956
<del>Robert &amp; Mary Keller</del>		
Abbey Dutton	94 Hillsdale	508-5622
Leslie	41 Blunt Rd	528-9275
Barbara Duval	6 Sheffield Rd	528 8547
Evelyn Louis Hultgren	181 Pt. 71	528 9626
Janet Lessem	49 Blunt Rd	528-3018
<del>Warrant Evelyn Candee</del>		528-1147
Tom Curnen	68 Shuntall	528-6922
Tom GAGE	5 Baldwin Hill	528-0076
Margaret Wexler	96 Prospect Lake Rd	528-3726
Mitch Smilowitz	5 Phillips Rd	528-0324
Anita Schilling	Jugend Rd	528-9520

# EGREMONT MASTER PLAN PUBLIC HEARING

November 16, 2002

## Participants List

Name (Please print)	Address	Phone
Andrea Montondo	81 Baldwin Hill Rd	528-5209.
Sam & Bob Pearce	81, Baldwin Hill Rd	528-5209
Richard Burdall	121 Baldwin Hill Rd	528-4092
Kathy Chase	243 Hillsdale Rd	528-2671
W & Helen	179 Egmont Plain Rd	528-3961
Tom/Pat Carpenite	6 Fisher Ln	528-3861
RICHARD ALLEN	45 SECOND ST	528-2108
M. FIERMAN	164 HILLSDALE RD	528-2369
R. Stone	Budget	528-0161
Robin Goldberg	11 Miller View	2228
Cathy Fracasse + Alan Papsun	187 Hillsdale Rd.	8915
Richard Goodkind	164 Hillsdale Rd	528-2369
Marilyn + Steve Garth	86 Baldwin Hill	528-0609

# EGREMONT MASTER PLAN PUBLIC HEARING

November 16, 2002

## Participants List

Name (Please print)	Address	Phone
Evelyn Wilcox	129 Baldwin Hill Ct. B	528-3378
M E Markham	17 Bott Hill	528-0706
Tanya & Don Whellan	15 Hickory Hill Rd PO Box 213	528-5355
Tom & Juliette Haas	3 Baldwin Hill	-2028
Mr Cooper	17 Mt. Washington Rd.	528-4828
Susan Tracy	31 Townhouse Hill Rd	528-4799
VICTORIA JENSSEN	3 Jenssen Rd	528-2192
Patricia P. Pandois	24A Rte 23	528 4071
Bill TYMAN	299 Mt. 71	
Jeanne Goran	87 Mt Washington Rd	528-0916
JOE LAIZ	P.O. BOX 542, ROUTE 71 N. EGREMONT, MA 01252	528-3674
Nick Schkurtz	87 Mt. Wash. Rd.	528-0916
Maxine Lome	17 Main Str.	528-1827